

**APPLICATION FOR CHANGE IN
ZONING TO MPUD FOR THE ZONING
TRADITION COMMERCE PARK NORTH
~~AT @~~ SOUTHERN GROVE
~~Amendment No. 3 (Administrative)~~
Amendment No 4**

EXHIBIT A



TRADITION

Application for Change in Zoning to
Master Planned Unit Development Rezoning
City of Port St. Lucie Project Number: P24-100
PSLUSD Project No: 11-900-01

Adopted November 9, 2015

Ordinance 15-80/ P15-063

Amendment No. 1 Ordinance 19-58 (P18-113)

Amendment No. 2 (Administrative – P19-234)

Amendment No. 3 (Administrative – P21- 115)

Amendment No. 4 Ordinance 24-xx (P24-100)

Adopted September 9, 2019

Approved January 28, 2020

Approved May 14, 2021

Adopted 20



APPLICATION FOR MPUD ZONING
TRADITION COMMERCE PARK NORTH @ SOUTHERN GROVE
AMENDMENT NO. 4

TABLE OF CONTENTS

LIST OF PROPOSED CHANGES	2
TABLE OF CONTENTS	3
LIST OF EXHIBITS	4
CONCEPT MPUD APPLICATION	7
MPUD APPLICATION CHECKLIST	8
<u>AMENDMENT SUMMARY</u>	<u>4</u>
<u>SECTION 1 MPUD APPLICATION</u>	<u>5</u>
<u>SECTION 2A AGENT AUTHORIZATION</u>	<u>11</u>
<u>SECTION 2B STATEMENT OF UNIFIED CONTROL</u>	<u>13</u>
<u>SECTION 2C BINDING PUD AGREEMENT</u>	<u>18</u>
<u>SECTION 3 PROJECT NARRATIVE</u>	<u>23</u>
<u>SECTION 4 GENERAL STANDARDS FOR ESTABLISHMENT OF MPUD DISTRICT</u>	<u>25</u>
<u>SECTION 5 SITE INFORMATION</u>	<u>27</u>
<u>SECTION 6 LEGAL DESCRIPTION</u>	<u>40</u>
<u>SECTION 7 SITE PLAN</u>	<u>42</u>
<u>SECTION 8 LAND USE ENTITLEMENTS</u>	<u>44</u>
<u>SECTION 9 ROADWAY TYPICAL SECTIONS</u>	<u>46</u>



APPLICATION FOR MPUD ZONING
TRADITION COMMERCE PARK NORTH @ SOUTHERN GROVE
AMENDMENT NO. 4

LIST OF EXHIBITS

Exhibit 1	Page 7	Complete & executed PUD Rezoning Application
Exhibit 2	Page 8	MPUD Application Checklist
Exhibit 3	Page 9	Letter of Unified Control
Exhibit 4	Page 11	Standards for District Establishment
Exhibit 5	Page 12	Site Information
Exhibit 6	Page 13	Development Uses & Standards
Exhibit 7	Page 24	Legal Description
Exhibit 8	Page 26	Conceptual Plan
Exhibit 9	Page 27	Development Program
Exhibit 10	Page 28	Binding MPUD Agreement
Exhibit 11	Page 30	Typical Cross Sections

<u>EXHIBIT 1</u>	<u>LOCATION MAP</u>	<u>20</u>
<u>EXHIBIT 2</u>	<u>SITE AERIAL</u>	<u>21</u>
<u>EXHIBIT 3</u>	<u>LAND USE ACTIVITY MAP</u>	<u>22</u>



AMENDMENT SUMMARY

Amendment No. 1 – Ordinance 19-58, adopted on September 9, 2019

Amendment No. 2 (Administrative – P19-234) – Approved January 28, 2020

Amendment 2 (Administrative) - Proposed amendment to revise reference to dwelling unit size in the Employment sub-category by specifying;

1. Minimum living area for dwellings shall be in accordance with the requirements of the Site Plan Review Committee;
2. Revising Exhibit 9 to include reference to total number of dwelling units and square footages by use and by subcategory in the table; and
3. Minor clerical changes.

Amendment No. 3 (Administrative – P21- 115) – Approved May 14, 2021

Amendment 3 (Administrative) – The proposed amendment includes the following revisions:

1. Revises Exhibit 8, the conceptual master plan, to depict the proposed location for two stormwater lakes.
2. Revises Exhibit 9, the development program, to decrease Research and Development use by 72,680 square feet and to add 122 hotel rooms in accordance with the adopted Equivalency matrix for the Southern Grove DRI.
3. Revises Exhibit 6, Section 1 (E) (1) to change the maximum residential density allowed in the Employment Center area to 28 units per acre to reflect the maximum density allowed in an Employment Center subdistrict by Policy 1.2.2.10 of the Comprehensive Plan.
4. Revises Exhibit 6, Section 2 (E) (1) to change the maximum residential density allowed in the Neighborhood/Village Commercial area to 28 units per acre to reflect the maximum density allowed in a Neighborhood/Village Commercial subdistrict by Policy 1.2.2.4 of the Comprehensive Plan.

Amendment No. 4 (P24-100) – Approved , 2024

1. Section 1 Revise application to remove 226 acres (more or less) of the area now referred to as being part of the Destination @ Southern Grove MPUD (See P24-099).
2. Section 2a Update Agent Authorization.
3. Section 2b Update Statement of Unified Control.
4. Section 2c Update Binding PUD Agreement.
 - Exhibit 1 Update Location Map
 - Exhibit 2 Update Site Aerial
 - Exhibit 3 Provide Update Sub-Area Use Map
5. Section 3 Provide New Project Narrative.
6. Section 4 Update General Standards.
7. Section 5 Remove Neighborhood/Village Commercial Use Options.
8. Section 6 Update Legal Description.
9. Section 7 Update Area Site Plan (Concept).
10. Section 8 Update Land Use Entitlements Table.



APPLICATION FOR MPUD ZONING
TRADITION COMMERCE PARK NORTH @ SOUTHERN GROVE
AMENDMENT NO. 4

SECTION 1 - MPUD APPLICATION
EXHIBIT 1

PUD AMENDMENT & REZONING APPLICATION

City of Port St. Lucie
Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, FL 34984
(772) 871-5212 FAX (772) 871-5124

FOR OFFICE USE ONLY

Planning Dept. P21-
Date Received
Fee & Receipt #

Refer to "Fee Schedule" for application fee. Make checks payable to the "City of Port St. Lucie". Fee is nonrefundable. All items on this application should be addressed, otherwise it cannot be processed. Attach proof of ownership i.e., two copies of deed or contract for purchase. Please type or print clearly in BLACK ink.

PROPERTY OWNER:

Name: PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION, INC.

Address: 121 SW Port St. Lucie Blvd
Telephone No.: (772) 871-5212 FAX No.:

AGENT OF OWNER (if any):

Name: Wes McCurry, City of Port St. Lucie CRA Director
Address: 121 SW Port St. Lucie Blvd
Telephone No.: (772)871-5212 FAX No.:

PROPERTY INFORMATION

Legal Description: See Exhibit 7
Parcel I.D. No.: Various (See Exhibit 7)
Current Zoning: AG5 (St. Lucie County)
Proposed Zoning: MPUD
Future Land Use Designation: NCD Acreage of Property: 486.85
Reason for rezoning request: Update Exhibit 8 to show proposed lakes; update Exhibit 9 to add Hotel rooms and decrease R&D; update residential density to be consistent with Comprehensive Plan

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

TRADITION LAND COMPANY, LLC

Signature of Owner [Handwritten Signature] Date 5-6-2024

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

REZAPPL

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities is needed to service this project has not yet been determined. Adequacy of public facilities 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.

Procedure
Section 158.175(B)



**APPLICATION FOR MPUD ZONING
TRADITION COMMERCE PARK NORTH @ SOUTHERN GROVE
AMENDMENT NO. 4**

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: TRADITION COMMERCE PARK NORTH @ SOUTHERN GROVE -- AMENDMENT NO 4

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
STREET CITY STATE ZIP

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
STREET CITY STATE ZIP

LEGAL DESCRIPTION: SEE ATTACHED LEGAL DESCRIPTION (Exhibit A)

PROPERTY TAX I.D. NUMBER:	<u>4315-505-0001-000-6</u>	<u>4315-708-0001-000-9</u>	<u>4315-802-0002-000-5</u>
	<u>4315-505-0002-000-3</u>	<u>4315-708-0002-000-6</u>	<u>4315-802-0003-000-2</u>
	<u>4315-505-0003-000-0</u>	<u>4315-711-0001-000-9</u>	<u>4315-803-0001-000-1</u>
	<u>4315-505-0005-000-4</u>	<u>4315-711-0002-000-6</u>	<u>4315-804-0001-000-4</u>
	<u>4315-505-0010-020-8</u>	<u>4315-711-0003-000-3</u>	<u>4315-804-0002-000-1</u>
	<u>4315-505-0013-000-3</u>	<u>4315-800-0003-000-6</u>	<u>4315-804-0003-010-1</u>
	<u>4315-706-0001-000-3</u>	<u>4315-801-0001-000-5</u>	<u>4315-804-0006-000-9</u>
	<u>4315-706-0003-000-7</u>	<u>4315-801-0003-000-9</u>	<u>4322-500-0001-000-3</u>
	<u>4315-706-0004-000-4</u>	<u>4315-802-0001-000-8</u>	<u>4322-500-0002-000-0</u>

ORIGINAL PROJECT (P) NUMBER: 15-063 **Date Approved** 11/09/2015 (ORD 15-80)
AMENDMENT NUMBERS: [P18-113](#) [09/09/2019](#) (ORD 19-58)
[P19-234](#) [01/28/2020](#) (admin approval)
[P21-115](#) [05/14/2021](#) (admin approval)

PARCEL SIZE (GROSS AREA): 466.85 Acres 20,335,986 Square Feet
274.5 11,957,220

LOCATION OF PROJECT SITE: East side of SW Village Parkway, between SW Discovery Way and SW Marshall Parkway



APPLICATION FOR MPUD ZONING
TRADITION COMMERCE PARK NORTH @ SOUTHERN GROVE
AMENDMENT NO. 4

SUMMARY OF AMENDMENT:

MODIFICATION OF THE EXISTING TRADITION COMMERCE PARK NORTH @ SOUTHERN GROVE MPUD TO DELETE THAT PORTION OF THE EXISTING MPUD THAT IS PROPOSED FOR TRANSFER INTO ITS OWN MPUD TO BE REFERRED TO THE DESTINATION @ SOUTHERN GROVE MPUD (SEE P24-099).

DJ. Murphy
SIGNATURE OF APPLICANT

Dennis J. Murphy
HAND PRINT NAME

June 7, 2024
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.



APPLICATION FOR MPUD ZONING
TRADITION COMMERCE PARK NORTH @ SOUTHERN GROVE
AMENDMENT NO. 4

EXHIBIT A

BEING A PARCEL OF LAND LYING IN SECTIONS 15, 22, 23, 26 AND 27 TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST, LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF WMT-2, AS SHOWN ON SOUTHERN GROVE PLAT NO. 4, RECORDED IN PLAT BOOK 56, PAGES 18 THRU 23, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA BEING ON THE WESTERLY LINE OF LANDS DESCRIBED IN ORDER OF TAKING (INTERSTATE 95), OFFICIAL RECORD BOOK 311, PAGES 2946 THRU 2952, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA;

THENCE TRAVERSING SAID WESTERLY LINE (INTERSTATE 95) BY THE FOLLOWING three courses (3) COURSES:

1. SOUTH 18°47'19" EAST, A DISTANCE OF 2388.95 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 24749.33 FEET;
2. SOUTHERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 3°11'10", AN ARC DISTANCE OF 1376.26 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS NORTH 68°01'30" EAST);

THENCE RUN SOUTH 0°02'34.00" WEST, A DISTANCE OF 2,548.43 FEET, THENCE RUN NORTH 89°38'21" WEST, A DISTANCE OF 205.06 FEET; THENCE RUN NORTH 0°00'00.00" EAST A DISTANCE OF 122.35 TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1004.82 FEET WITH AN ARC LENGTH OF 459.65 FEET; THENCE RUN N26° 12'35" W 915.44; THENCE RUN S63°47'25" W A DISTANCE OF 100.00; THENCE RUN S26° 12' 35" EAST A DISTANCE OF 200 FEET, THENCE RUN S73° 47'50" WEST A DISTANCE OF 901.15'; THENCE RUN NORTH 20° 26' 09" WEST A DISTANCE OF 568.64'; THENCE RUN SOUTH 73°58' 33" A DISTANCE OF 505.08 FEET TO THE EAST RIGHT-OF-WAY LINE OF VILLAGE PARKWAY; THENCE NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF VILLAGE PARKWAY, A DISTANCE OF 1905.46 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 27°20'59" WEST ALONG SAID LINE, A DISTANCE OF 936.25 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 2480.18 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 15°38'20", AN ARC DISTANCE OF 676.97 FEET TO THE POINT OF TANGENCY WITH A LINE; THENCE NORTH 11°42'39" WEST, A DISTANCE OF 631.94 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY BOUNDS OF PARCEL 5 OF SOUTHERN GROVE PLAT NO. 4 REFERRED TO ABOVE;

THENCE TRAVERSING THE SOUTHERLY LINE OF SAID PARCEL 5 THE FOLLOWING THREE (3) COURSES;

1. SOUTH 58°50'27" EAST A DISTANCE OF 34.02 FEET TO A POINT ON NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 5670.00 FEET, (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 15°50'41" EAST);
2. NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°17'51", AN ARC DISTANCE OF 524.25 FEET TO A POINT OF TANGENCY;
3. NORTH 79°27'11" EAST A DISTANCE OF 2012.92 FEET TO THE POINT OF BEGINNING.

LESS THEREFROM CONSERVATION TRACT NO. 5 OF THE PLAT OF SOUTHERN GROVE PLAT NO. 14 AS RECORDED IN PLAT BOOK 71, PAGE 35 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND UTILITY SITE 4 AS RECORDED IN OFFICIAL RECORDS BOOK 3935, PAGE 2995, PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA.

BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, DEDICATIONS AND/OR RESTRICTIONS.

CONTAINING 274.5 ACRES OF LAND, MORE OR LESS.



APPLICATION FOR MPUD ZONING
TRADITION COMMERCE PARK NORTH @ SOUTHERN GROVE
AMENDMENT NO. 4

EXHIBIT 2

MPUD APPLICATION CHECKLIST

1. ~~Statement of Unified Control of the entire area within the proposed MPUD is enclosed as Exhibit 3.~~
2. ~~TRADITION COMMERCE PARK NORTH is a proposed mixed-use community designed to encompass neighborhood retail, multi-family residential and employment opportunities.~~
3. ~~The Conceptual Plan for TRADITION COMMERCE PARK NORTH is attached as Exhibit 8 of this submittal package.~~
4. ~~Please see Exhibit 4 for the General Standards established for this Master Planned Unit Development. Development uses and standards are shown in Exhibit 6.~~



APPLICATION FOR MPUD ZONING
TRADITION COMMERCE PARK NORTH @ SOUTHERN GROVE
AMENDMENT NO. 4

SECTION 2a – AGENT AUTHORIZATION

Mattamy Palm Beach LLC
2500 Quantum Lake Drive, Suite 215
Boynton Beach, FL 33426

CONSENT FORM

Project Name(s): P24-100 TRADITION COMMERCE PARK NORTH MPUD 4TH AMENDMENT

I hereby give CONSENT to Culpepper & 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 project indicated above.

Mattamy Palm Beach LLC

By: [Signature]
Name: K. Karl Albertson, Jr., Vice President

Date: 9/18/24

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me **by means of** **physical presence** or **online notarization**, this 18th day of Sept, 2024, by K. Karl Albertson, Jr., as Vice President, of Mattamy Palm Beach LLC, on behalf of the company, [Signature], who is personally known to me.



[Signature]
Signature of Notary Public

NOTARY SEAL/STAMP

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

WPBDOCS 21150620 2



APPLICATION FOR MPUD ZONING
TRADITION COMMERCE PARK NORTH @ SOUTHERN GROVE
AMENDMENT NO. 4

SECTION 2b – STATEMENT OF UNIFIED CONTROL

EXHIBIT 3

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): P24-100 TRADITION COMMERCE PARK NORTH MPUD 4TH AMENDMENT

The property described on Exhibit “7” of the Tradition Commerce Park North MPUD 3rd Amendment, the currently controlling MPUD document, is included in the application package for the 4th Amendment to the Tradition Commerce Park North MPUD and described in Exhibit “A” hereto (the “**Property**”). The Property was subjected to a Binding PUD Agreement when the Property was originally rezoned to the MPUD zoning designation by the City, as memorialized in Exhibit 10 to City Ordinance 15-80 (the “**Original Agreement**”). The Original Agreement bound the then petitioner, Tradition Land Company, LLC (“**TLC**”) to bind all successors in title to the commitments therein, and provide assurances that the Property would function as set forth in the Original Agreement. TLC or its successors in interest, has subjected the majority of the Property to the Amended and Restated Commercial Charter for Tradition as recorded in Official Records Book 4512, Page 1357 of the Public Records of St. Lucie County, Florida (as amended and supplemented, the “**Commercial Charter**”). Subjecting property to the Commercial Charter is one mechanism to provide the City with assurances contained within the Original Agreement. All of the Property other than the parcels owned by the City (the “**City Parcels**”) and the parcel owned by the Port St. Lucie Governmental Finance Corporation (the “**GFC**”) (the “**GFC Parcel**”), identified below, have been subjected to the Commercial Charter. The City Parcels are utility sites. The GFC Parcel will be privately developed. The GFC Parcel will be subjected to the Commercial Charter pursuant to section 5.2 of a Post-Closing between TLC and GFC, thereby ensuring unified control of the entirety of the Property through a property owners association, other than those used by the City for a government purpose.

TLC’s successor in interest as “**Founder**” under the Commercial Charter is Mattamy Palm Beach LLC (“**Mattamy**”). The Commercial Charter indicates that it shall run with the title to the property subjected to the Commercial Charter, govern the development and use of such property, and be binding on Mattamy, its successors and assigns. Pursuant to Section 2.1 and Section 15.3 of the Commercial Charter, the Founder has the authority to make changes the Master Plan for the Commercial Area subject to and in accordance with the terms thereof.

To the extent of Mattamy’s authority under the Commercial Charter as Founder and subject to the rights of the owners of the Property, Mattamy agrees 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 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

WPBDOCS 21150621 3



**APPLICATION FOR MPUD ZONING
TRADITION COMMERCE PARK NORTH @ SOUTHERN GROVE
AMENDMENT NO. 4**

used by the City for a government purpose. The parties acknowledge that the “Association” under the Commercial Charter has assumed and is responsible for the continuing operation and maintenance of those areas, functions, and facilities as are not to be provided, operated, or maintained at public expense.

[SIGNATURES TO FOLLOW]

WPBDOCS 21150621 3



APPLICATION FOR MPUD ZONING
TRADITION COMMERCE PARK NORTH @ SOUTHERN GROVE
AMENDMENT NO. 4

EXHIBIT A

BEING A PARCEL OF LAND LYING IN SECTIONS 15, 22, 23, 26 AND 27 TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST, LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF WMT-2, AS SHOWN ON SOUTHERN GROVE PLAT NO. 4, RECORDED IN PLAT BOOK 56, PAGES 18 THRU 23, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA BEING ON THE WESTERLY LINE OF LANDS DESCRIBED IN ORDER OF TAKING (INTERSTATE 95), OFFICIAL RECORD BOOK 311, PAGES 2946 THRU 2952, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA;

THENCE TRAVERSING SAID WESTERLY LINE (INTERSTATE 95) BY THE FOLLOWING three courses (3) COURSES:

1. SOUTH 18°47'19" EAST, A DISTANCE OF 2388.95 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 24749.33 FEET;
2. SOUTHERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 3°11'10", AN ARC DISTANCE OF 1376.26 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS NORTH 68°01'30" EAST);

THENCE RUN SOUTH 0°02'34.00" WEST, A DISTANCE OF 2,548.43 FEET, THENCE RUN NORTH 89°38'21" WEST, A DISTANCE OF 205.06 FEET; THENCE RUN NORTH 0°00'00.00" EAST A DISTANCE OF 122.35 TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1004.82 FEET WITH AN ARC LENGTH OF 459.65 FEET; THENCE RUN N26° 12'35W 915.44; THENCE RUN S63°47'25"W A DISTANCE OF 100.00; THENCE RUN S26° 12' 35"EAST A DISTANCE OF 200 FEET, THENCE RUN S73° 47'50"W WEST A DISTANCE OF 901.15'; THENCE RUN NORTH 20° 26' 09" WEST A DISTANCE OF 568.64'; THENCE RUN SOUTH 73°58' 33" A DISTANCE OF 505.08 FEET TO THE EAST RIGHT-OF-WAY LINE OF VILLAGE PARKWAY; THENCE NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF VILLAGE PARKWAY, A DISTANCE OF 1905.46 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 27°20'59" WEST ALONG SAID LINE, A DISTANCE OF 936.25 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 2480.18 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 15°38'20", AN ARC DISTANCE OF 676.97 FEET TO THE POINT OF TANGENCY WITH A LINE; THENCE NORTH 11°42'39" WEST, A DISTANCE OF 631.94 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY BOUNDS OF PARCEL 5 OF SOUTHERN GROVE PLAT NO. 4 REFERRED TO ABOVE;

THENCE TRAVERSING THE SOUTHERLY LINE OF SAID PARCEL 5 THE FOLLOWING THREE (3) COURSES;

1. SOUTH 58°50'27" EAST A DISTANCE OF 34.02 FEET TO A POINT ON NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 5670.00 FEET, (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 15°50'41" EAST);
2. NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°17'51", AN ARC DISTANCE OF 524.25 FEET TO A POINT OF TANGENCY;
3. NORTH 79°27'11" EAST A DISTANCE OF 2012.92 FEET TO THE POINT OF BEGINNING.

LESS THEREFROM CONSERVATION TRACT NO. 5 OF THE PLAT OF SOUTHERN GROVE PLAT NO. 14 AS RECORDED IN PLAT BOOK 71, PAGE 35 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND UTILITY SITE 4 AS RECORDED IN OFFICIAL RECORDS BOOK 3935, PAGE 2995, PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA.

BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, DEDICATIONS AND/OR RESTRICTIONS.

CONTAINING 274.5 ACRES OF LAND, MORE OR LESS.



APPLICATION FOR MPUD ZONING
TRADITION COMMERCE PARK NORTH @ SOUTHERN GROVE
AMENDMENT NO. 4

MATTAMY PALM BEACH LLC, AS FOUNDER

By: [Signature]
Name: K. Karl Albertson, Jr., Vice President

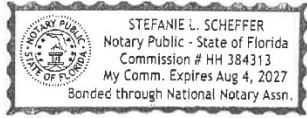
Date: 9/18/24

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me **by means of** **physical presence** or **online notarization**, this 18 day of Sept, 2024, by K. Karl Albertson, Jr., as Vice President, of Mattamy Palm Beach LLC, on behalf of the company, _____, who is personally known to me.

[Signature]

Signature of Notary Public



WPBDOCS 21150621 3



APPLICATION FOR MPUD ZONING
TRADITION COMMERCE PARK NORTH @ SOUTHERN GROVE
AMENDMENT NO. 4

GFC CONSENT TO AMENDMENT AND UNIFIED CONTROL DOCUMENT

Project Name(s): P24-100 TRADITION COMMERCE PARK MPUD 4TH AMENDMENT

Parcel Info: 4322-500-0002-000-0

PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION

[Signature] CEO 9/15/24
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 19 day of Sept, 2024, by Jesus Merejo, CEO, who is personally known to me.



JASMIN PADOVA
Commission # HH 198754
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

1/25/26

WPBDOCS 21150621 3



**APPLICATION FOR MPUD ZONING
TRADITION COMMERCE PARK NORTH @ SOUTHERN GROVE
AMENDMENT NO. 4**

CITY CONSENT TO AMENDMENT AND UNIFIED CONTROL DOCUMENT

Project Name(s): P24-100 TRADITION COMMERCE PARK MPUD 4TH AMENDMENT

Parcel Info: 4315-505-0003-000-0 and 4315-505-0002-000-3

CITY OF PORT ST. LUCIE

	<u>City Manager</u>	<u>9/16/24</u>
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 19 day of Sept, 2024, by Jesus Merejo, City Manager, who is personally known to me.



JASMIN PADOVA
Commission # HH 189754
Expires January 25, 2026

NOTARY SEAL/STAMP



Signature of Notary Public

Jasmin Padova

Print Name of Notary Public
Notary Public, State of Florida
My Commission expires 1/25/26

WPBDOCS 21150621 3



APPLICATION FOR MPUD ZONING
TRADITION COMMERCE PARK NORTH @ SOUTHERN GROVE
AMENDMENT NO. 4

May 6, 2021

Ms. Teresa Lamar-Sarno, AICP
Deputy City Manager
City of Port St. Lucie
121 S.W. Port St. Lucie Boulevard
Port St. Lucie, Florida 34984

RE: TRADITION – SG Phase 1 - MPUD

Dear Ms. Lamar-Sarno:

This letter is submitted as our Letter of Unified Control in compliance with the City of Port St. Lucie Zoning requirements. **PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION, INC.**, is the majority owner of record of the subject property and copies of the warranty deeds are attached to this application.

If you should need anything further regarding this amendment, please contact me.

Sincerely,

PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION, INC.

Russ Blackburn
CEO



SECTION 2c – BINDING PUD AGREEMENT
EXHIBIT 10

BINDING P.U.D. AGREEMENT

TRADITION COMMERCE PARK PHASE 1 MPUD

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 4 day of May, 2021.

WITNESS

PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION, INC.

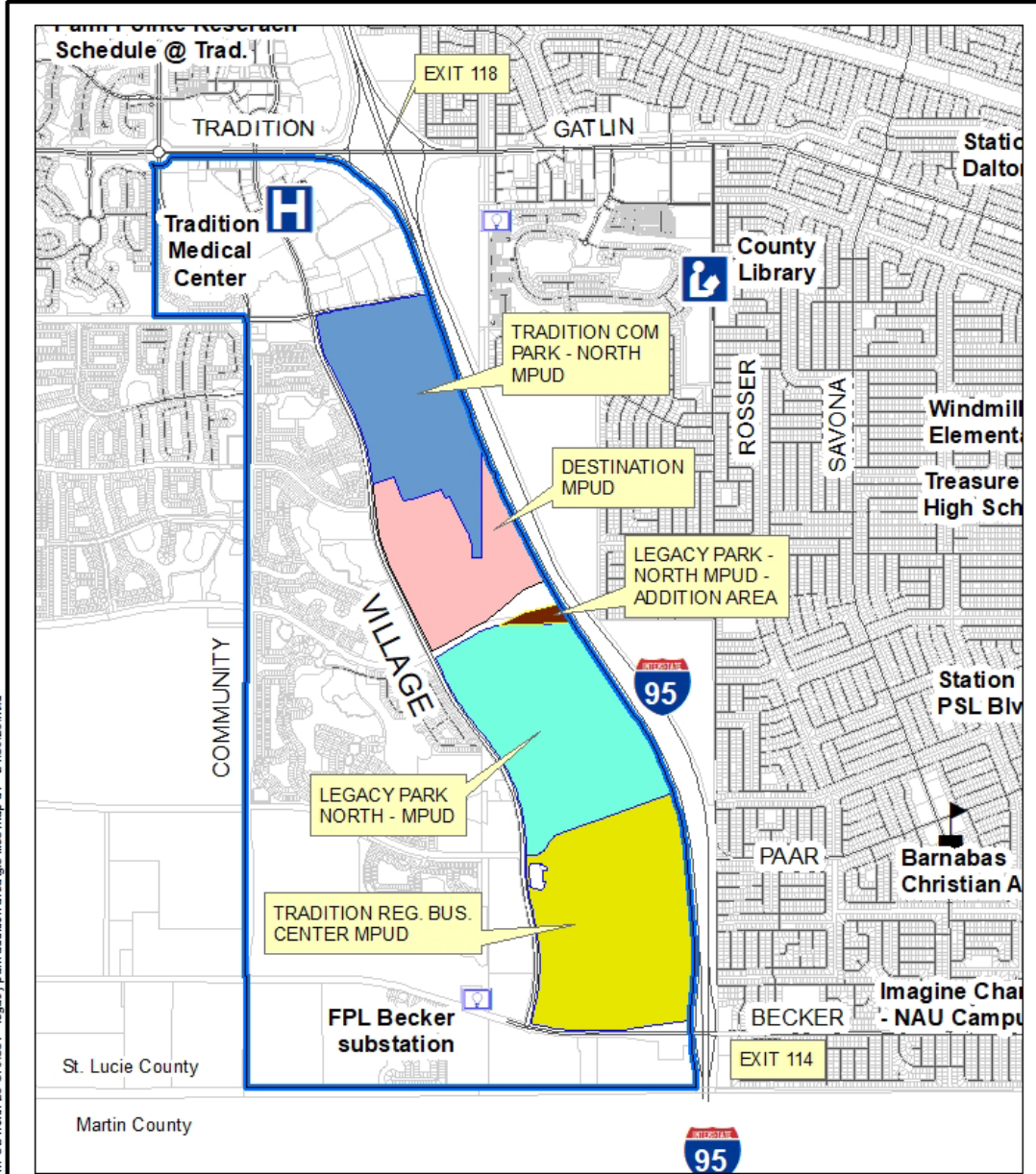
BY: *Maryann Vento*

BY: *Russ Blackburn*
Russ Blackburn, CEO

BY: *Hadam*

(CORPORATE SEAL)

EXHIBIT 1 – LOCATION MAP



Document Path: F:\02-000 - legacy park - MPUD north\023-075-001 - legacy park addition area\gis files\map a1 - 24.06.28.mxd
















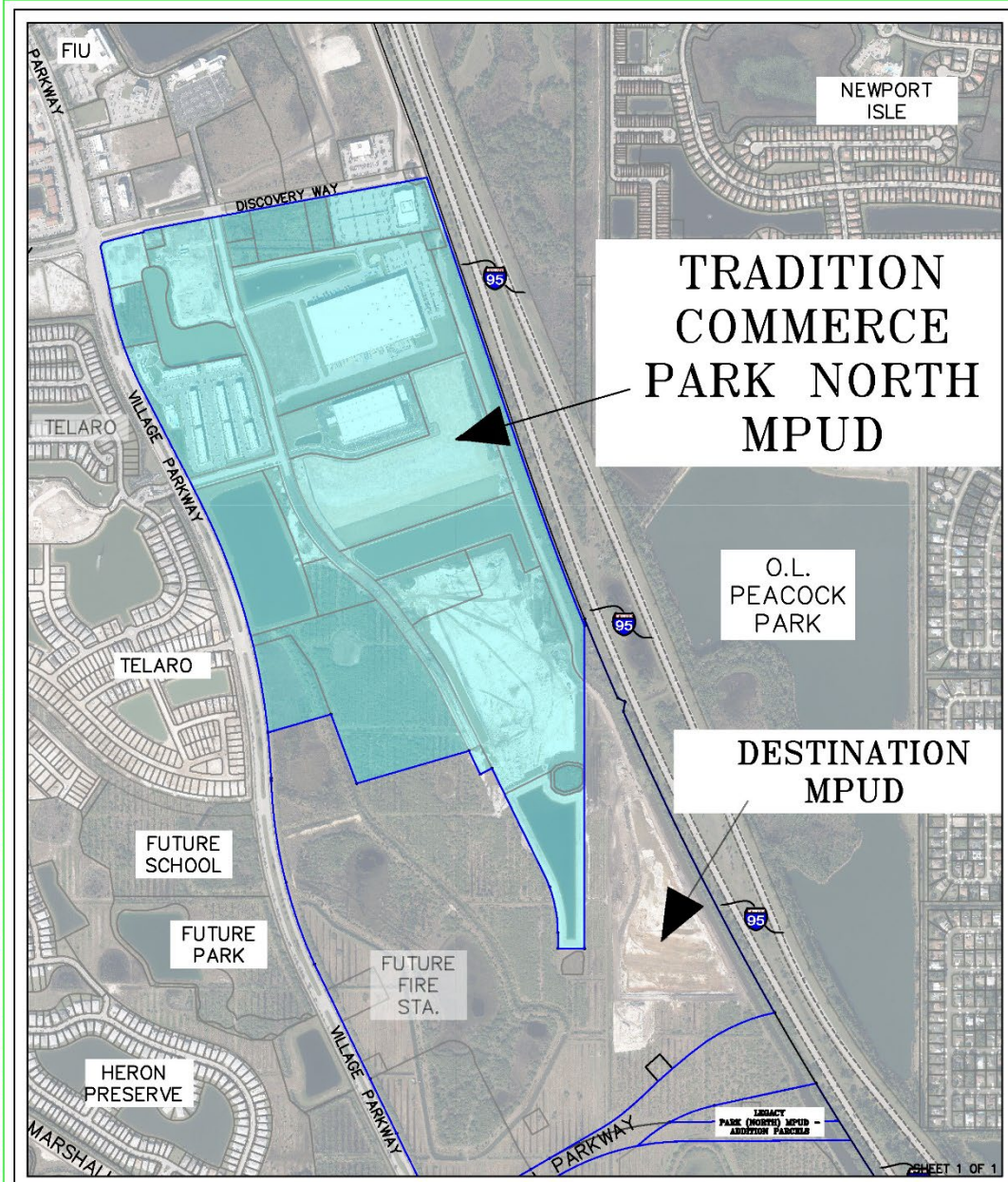

Legend   Trad. Com. Park - North  Destination  Legacy Park  Trad. Reg. Bus. Park	SOUTHERN GROVES DRI 'JOBS CORRIDOR' MPUD'S Critical Facilities  Hospital  Library  School  Park  Bus  Substation  Church  University	 1 in = 3,000 ft	EXHIBIT 1A VICINITY MAP  CULPEPPER & TERPENING INC. <small>CONSULTING ENGINEERS LAND SURVEYORS</small>
---	---	--	---

EXHIBIT 2 – SITE AERIAL



© 2024-2025 - City of Fort Pierce - All rights reserved. This map is for informational purposes only. It is not intended to be used as a legal document. For more information, please contact the City of Fort Pierce at (888) 444-4444.



CULPEPPER & TERPENING INC.
 2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
 PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
 STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4288

SOUTHERN GROVE
 JOBS CORRIDOR MPUD'S
 FIG. 2 - SITE AERIAL MAP

JOB NO:	23-075.002	SCALE:	1:1,000
DRAWN BY:	DJM	DATE:	2024.06.24



APPLICATION FOR MPUD ZONING
TRADITION COMMERCE PARK NORTH @ SOUTHERN GROVE
AMENDMENT NO. 4

SECTION 3

TRADITION COMMERCE PARK NORTH MPUD AMENDMENT No 4 APPLICATION NARRATIVE

The proposed Fourth Amendment to the Tradition Commerce Park North @ Southern Groves - Master Planned Unit Development (TCP-MPUD), represents a redefinition of the existing land use activity areas within the broader TCP-MPUD through the transfer of the approximate southern 1/3 (226.15 acres, mol) of the existing TCP-MPUD area into a new MPUD to be entitled 'Destination @ Tradition MPUD.' The documentation addressing this new MPUD application is provided under a separate MPUD submission (P24-099).

In addition, to the bifurcation of the existing TCP-MPUD, this 4th Amendment will recognize the necessary realignment of the proposed SW Marshall Parkway with its point of intersection with I-95, in order to address the FDOT's interchange spacing criteria.

Through this proposed adjustment to the Tradition Commerce Park North- Master Planned Unit Development (TCP-MPUD), the revised boundary is generally described as being SW Village Parkway on the west; by the proposed Destination @ Tradition MPUD on the south; by Interstate 95 to the east, and by SW Discovery Way on the north. Refer to Exhibits 1 and 2 for a general map depiction of this revised MPUD project area.

The original 2015 application for the application of the TCP-MPUD zoning district was filed consistent with the development regulations of the approved Development of Regional Impact Order for the Southern Grove DRI and the development Goals, Objectives and Policies of the City of Port St. Lucie Comprehensive Plan. This Master MPUD regulation book, originally approved with that initial zoning change, and as subsequently amended, will continue to serve as the base planning and development guidance document for the various land use activities within the project area.

Land use entitlements for the Tradition Commerce Park North @ Southern Groves - Master Planned Unit Development (TCP-MPUD) include 3,000,000 square feet of industrial use; approximately 554,000 square feet of office use; approximately 100,000 square feet of commercial use; approximately 300,000 square feet of Research and Development use; 640 residential units and 150 hotel rooms.

Specific permitted uses within the 'Employment Center' sub-district area are identified in Section 6 this Master MPUD regulation book

Section 7 of this MPUD Manual depicts the Conceptual Land Use Plan for the Tradition Commerce Park North MPUD. Only those uses identified in Section 6 are to be permitted within the Tradition Commerce Park North MPUD.



SECTION EXHIBIT 4 GENERAL STANDARDS FOR ESTABLISHMENT OF MPUD DISTRICT

GENERAL STANDARDS FOR DISTRICT ESTABLISHMENT

1. Pursuant to Article X.5 of Chapter 158 of Title XV of the Port St. Lucie City Code:

a. Area Requirements:

The TRADITION COMMERCE PARK NORTH is ~~±486.85~~ 274.5 acres (gross); which exceeds the 50-acre minimum requirement for the establishment of a MPUD required by Policy 1.2.6.2 of the City's Comprehensive Plan ~~and the two (2) acre minimum required by Section 158.172 of the Zoning Code for a Planned Unit Development (PUD).~~

b. Relation to Major Transportation Facilities:

The TRADITION COMMERCE PARK NORTH is located on the west side of I-95, east of SW Village Parkway and between SW Discovery Way and the proposed Destination @ Southern Grove MPUD. ~~Main~~ Primary access into the property will be from along SW Village Parkway. The property is located so as to provide access to the property without creating or generating traffic along minor streets in residential areas or districts outside the PUD.

A north-south collector road, to be known as Tom Mackie Boulevard, is proposed to provide internal access with ~~in~~ a one-hundred (100) foot right-of-way as shown in the project Master Plan found in Section 7 on Exhibit 8. The required cross-section for the internal access road is shown in Section 9 on Exhibit 11, which illustrates that the road is to be built as an initial 2-lane rural section expandable to a 4-lane section, if warranted by traffic counts.

c. Relation to Utilities, Public Facilities and Services:

The TRADITION COMMERCE PARK NORTH, ~~Phase 1~~ property will be served by Port St. Lucie Utilities for water & wastewater, ~~Hometown Cable~~ (or any successor thereto) is expected to be the primary service provider for phone and cable service, ~~and~~ Florida Power & Light will provide with electric services. All utilities will be underground.

d. Physical Character of the Site:

TRADITION COMMERCE PARK NORTH is located within the Southern Grove Development of Regional Impact (DRI). The site contains two wetlands along the FP&L Easement ~~in the Employment Center area~~. where combined, these two wetlands, including the required upland buffers, total 1.44 acres and will be preserved as indicated in the development plan for the overall MPUD. ~~The site is generally former citrus grove converted to improved pasture with active cattle grazing.~~

e. Consistency with the City's Comprehensive Plan:

The TRADITION COMMERCE PARK NORTH is consistent with the City's Comprehensive Plan. The total ~~Employment Center area is~~ project area is approximately 275 466 acres ~~in area~~. Consistent with the provisions of Policy 1.2.2.10 of the City's Comprehensive Plan the employment center designation may only be applied to a proposed development parcel, if that parcel is a ~~requires a~~ minimum size of 50 acres.



APPLICATION FOR MPUD ZONING
TRADITION COMMERCE PARK NORTH @ SOUTHERN GROVE
AMENDMENT NO. 4

~~The Neighborhood/Village Center area is 40.27, including required stormwater lakes, will contain a minimum of two uses, as required by Policy 1.2.2.4. The developable area falls between the 3-acre minimum and the 35-acre maximum acreage.~~

2. **For the purpose of this MPUD the following definitions/use authorizations shall apply:**

a. **Research and development.**

A use that includes, but is not limited to the following: research, experimental and testing laboratories, prototype fabrication; production requiring advanced technology and skills; manufacturing of biochemical research and diagnostic compounds to be used primarily by universities, laboratories, hospitals, and clinics for scientific research and developmental testing purposes; production of experimental products; manufacturing of biological, biomedical and pharmaceutical products; and manufacturing of scientific, engineering and medical instruments.

b. Pursuant to Policy 1.2.2.12 of the comprehensive plan, agriculture and agriculture related activities shall be permitted in areas intended for future development until areas are developed for nonagricultural uses.



SECTION EXHIBIT 5
SITE INFORMATION

SECTION 5.1 SITE INFORMATION

A. TOTAL ACREAGE:

Development areas included with this MPUD:

- Employment Center 446.58 274.5 acres
- ~~Neighborhood/Village Commercial~~ ~~40.27 acres~~

Total 486.85 274.5 acres

See graphic Exhibit 8 for MPUD Conceptual Plan.

B. PEDESTRIAN WAYS:

Pedestrian movement along Tom Mackie Boulevard/~~Hegener Drive~~ will be accommodated via a combination of ~~six-eight~~ six-foot sidewalks within the initial two lane roadway. Bike paths are to be added to the roadway if widening to four lanes is warranted. These facilities will be developed within the TRADITION COMMERCE PARK NORTH MPUD as development occurs in the locations generally depicted on Exhibit ~~8~~ 7 and in accordance with the cross-sections shown ~~in Section 9. on Exhibit 11;~~ in Section 9. ~~provided sidewalks will be required to be constructed as part of lot development for each lot fronting Tom Mackie Boulevard/Hegener Drive, if not constructed as part of the initial roadway.~~

~~A ten to twelve-foot wide multipurpose path (improved trail) will be located within the proposed open space areas adjacent to the borrow canal along I-95 with connections to the pedestrian facilities along adjoining arterial and collector roads. The multipurpose path (improved trail) will be developed within the TRADITION COMMERCE PARK NORTH MPUD as CRA funding permits in the locations generally depicted on in Section 7 on Exhibit 8 and in accordance with the cross-sections shown in Section 9 on Exhibit 11.~~

C. DENSITY/INTENSITY

The density and intensity within the TRADITION COMMERCE PARK NORTH MPUD shall ~~be determined on a per parcel basis consistent with the entitlements held by GFC for its land holdings in Southern Grove.~~ as follows:

~~GFC's entitlements in the Southern Grove are as follows:~~

- | | |
|--------------------------------------|---|
| • Multi-family (DUs) 786 | • Research (S.F.) 2,498,602 |
| • Apartment (DUs) 900 | • Industrial/Warehouse(S.F.) 3,838,336 |
| • Retail (S.F.) 2,547,370 | • Hotel (rooms) 240 |
| • Office (S.F.) 1,694,647 | |



APPLICATION FOR MPUD ZONING
TRADITION COMMERCE PARK NORTH @ SOUTHERN GROVE
AMENDMENT NO. 4

Residential	600	Industrial/Warehouse(S.F.)	3,000,000
Retail (S.F.)	102,000	Hotel (rooms)	150
Office (S.F.)	554,000	Research & Develop.	300,000

DEVELOPMENT USE/STANDARDS

SECTION 5.2.1. EMPLOYMENT CENTER

(A) **Purpose.**

The purpose of the Employment Center area shall be to locate and establish areas within the NCD [Future Land Use](#) District which are deemed to be uniquely suited for office uses, medical uses, industrial uses, warehouse/distribution, research and development, manufacturing, institutional uses, educational facilities including college, technical, or vocational schools (including dormitories), public facilities (including utilities), sports and recreation facilities, retail, hotel and multi-family housing. These uses are designed to meet the needs of the larger area. Uses which support these uses such as child care, ancillary residential units and other support uses shall also be permitted. The following standards shall be met in designing employment center areas:

(B) **Permitted Principal Uses and Structures.**

The following principal uses, and structures are permitted:

- (1) The following principal uses, and structures are permitted provided that all businesses, services, manufacturing or processing of materials are confined within a fully-enclosed building, unless otherwise specified below:
 - a. Any retail, business, or personal service use (including repair of personal articles, furniture, and household appliances) conducted wholly within an enclosed building, where repair, processing or fabrication of products is clearly incidental to and restricted to on-premises sales;
 - b. Office for administrative, business, professional or medical use;
 - c. Bank or savings and loan association, including drive through;
 - d. Restaurant (including drive-through service and outdoor seating);
 - e. Retail sales of alcoholic beverages for on and off premises consumption;
 - f. ~~Gas service facility;~~ [Fuel service with convenience store;](#)
 - g. Car wash, self-service or full service, provided not located within 100 feet of a residential use;
 - h. Enclosed assembly area, assisted and congregate living facilities;
 - i. School (public, private, or parochial) kindergarten (including VPK) through 12th grade, post-secondary, technical or vocational; including art, training, sports, and including dormitories. Post-secondary/University uses shall be permitted in accordance with the DRI Conversion matrix contained within Exhibit C of the Southern Grove DRI Development Order;
 - j. Recreation amusement facility;
 - k. ~~A single structure containing multiple uses (such as research and development, offices, retail, public service or entertainment);~~ [Warehouse and Distribution](#)



APPLICATION FOR MPUD ZONING
TRADITION COMMERCE PARK NORTH @ SOUTHERN GROVE
AMENDMENT NO. 4

- l. Manufacturing, assembly, warehousing, storing, processing and packaging of goods and materials;
 - m. Research and development facility, as defined in Exhibit 4;
 - n. Public facility [and semi-public facility](#) use;
 - o. Television broadcasting station and telephone call centers;
 - p. ~~Semi-public facility~~; [Hospitals or free standing emergency department](#);
 - q. Analytical laboratory;
 - r. Pharmacy including drive-through;
 - s. Wholesale trade and distribution;
 - t. Multiple-family dwellings.
 - u. Hotel or motel;
 - v. Commercial laundry facilities;
 - w. Ancillary single-family dwelling unit or apartment within manufacturing, industrial, or warehouse/distribution use when intended for use by custodian or night watchman, 2 dwelling units maximum;
 - x. [Warehouse and Distribution, including E-commerce warehouse and distribution](#)
 - y. [Day Care Center](#)
 - z. [Food processing facility, cold storage warehouse and pre-cooling](#)
- (2) The following principal uses which need not be fully enclosed in a building or structure are permitted:
- a. Public utility facility, including water pumping plant, reservoir, and electrical substation;
 - b. Warehousing, open storage, as needed in conjunction with a use listed above provided that all open storage areas shall be completely enclosed by an opaque fence or wall having a minimum height of eight (8) feet with no material placed so as to exceed the height of said fence or wall. For specialized manufacturing or warehouse distribution uses, alternative screening for open storage may be considered as part of the site plan review process provided that all open storage areas are visually screened from view of public rights-of-way.
 - c. Equipment rental business, automobile, truck or boat sales. No storage or display of vehicles shall be permitted outside and enclosed building unless an area for such use is designated on the approved site plan and does not reduce the required number of parking spaces for the building.

(C) **Special Exception Uses.**

The following uses may be permitted following the review and specific approval by the City Council and serve to implement heavy industrial land uses as contemplated in the Comprehensive Plan:

- (1) 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 Zoning Ordinances.
- (2) Kennel, with outdoor runs;



APPLICATION FOR MPUD ZONING
TRADITION COMMERCE PARK NORTH @ SOUTHERN GROVE
AMENDMENT NO. 4

- (3) Billboards.
 - (4) [Data Center](#)
- (D) **Accessory Uses.** As set forth in Section ~~3~~ [5.2.2](#), hereof.
- (E) **Minimum Lot Requirements/Maximum Residential Density**
- (1) Multiple-family dwelling. The minimum density shall be five (5) dwelling units per acre, ~~as defined in Exhibit 4~~, and the maximum density shall be twenty-eight (28) dwelling units per acre, ~~as defined in Exhibit 4~~.
 - (2) Non-Residential. A minimum of twenty thousand (20,000) square feet and a minimum width of one hundred (100) feet.
- (F) **Minimum Living Area**
- [The minimum living area](#) for ~~Residential Townhouse and~~ Multiple-family dwellings shall be: ~~in accordance with the requirements of the Site Plan Review Committee.~~
- 1. [Studio Apartment, five hundred \(500\) square feet.](#)
 - 2. [One \(1\) bedroom, six hundred \(600\) square feet;](#)
 - 3. [Two \(2\) bedroom, eight hundred \(800\) square feet;](#)
 - 4. [Three \(3\) bedroom, nine hundred \(900\) square feet](#)
- (G) **Maximum Building Coverage.**
- Eighty (80) percent provided that the maximum impervious surface does not exceed ninety (90) percent.
- (H) **Minimum Open Space.**
- Ten (10) percent. Within open space areas include a minimum of 5% useable open space in the form of squares, greens, parks, recreation areas and/or conservation areas.
- (I) **Maximum Building Height.** One hundred (100) feet.
- (J) **Setback Requirements and Buffering.**
- (1) Multiple-family dwelling: Each multi-family development shall have a setback of twenty-five (25) feet from road rights of way and ten (10) feet from side and rear property lines. Where two or more buildings are situated upon a parcel, any two buildings shall be separated by minimum of twenty (20) feet. No building shall have an effective mass exceeding three (300) feet.
 - (2) All other permitted or special exception uses: Setback requirements shall be twenty-five (25) feet for front yard and from public rights of way and ten (10) feet from side and rear property lines. To allow for connectivity and flexibility of design, a zero (0) foot setback shall be allowed for shared property lines between developments, provided each property owner acknowledges in writing.



APPLICATION FOR MPUD ZONING
TRADITION COMMERCE PARK NORTH @ SOUTHERN GROVE
AMENDMENT NO. 4

- (3) Buffering. Where applicable, buffering shall be provided in accordance with the landscaping requirements of Chapter 154. All mechanical equipment shall be screened from public view. This screening shall be designed as both a visual barrier and a noise barrier.
- (K) **Off-Street Parking and Service Requirements.** As set forth in Section 5.2.3 hereof.
- (L) **Site Plan Review.**
Site plans shall be submitted for review and approved by the City's Site Plan Review Committee and City Council, [as may be required by City Codes.](#)
- (M) **Other:**
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.



APPLICATION FOR MPUD ZONING
TRADITION COMMERCE PARK NORTH @ SOUTHERN GROVE
AMENDMENT NO. 4

~~Section 2. — Neighborhood/Village Commercial Areas~~

~~(A) — Purpose.~~

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

~~(B) — Permitted Principal Uses and Structures.~~

~~A minimum of two (2) of the following principal uses and structures, one of which shall be retail, shall be contained in the neighborhood/village commercial area, provided that a maximum of fifty (50) percent of the area within a neighborhood/village commercial area may be residential:~~

- ~~1) Any retail, business, or personal service use (including repair of personal articles only) conducted wholly within an enclosed building, including the retail sales of beer and wine for off and on premises consumption;~~
- ~~2) Office for business, professional or medical use;~~
- ~~3) Personal service uses, such as, bank or savings and loan association, dry cleaning or laundry pick-up station;~~
- ~~4) Enclosed assembly area;~~
- ~~5) Restaurant (not including drive-in facilities) with outdoor seating and with or without an alcoholic beverage license for on premises consumption of alcoholic beverages;~~
- ~~6) Gas Service Facility (as separate use or in conjunction with a permitted use);~~
- ~~7) Park or playground or other public or private recreation or cultural facility;~~
- ~~8) Civic or cultural facility;~~
- ~~9) Townhouse dwelling;~~
- ~~10) Multiple family dwellings~~
- ~~11) Temporary sales trailers located upon the parcel for which sales activities are to be conducted;~~
- ~~12) Public Facility Use~~
- ~~13) Pharmacy including drive-through service~~

~~(C) — Special Exception Uses.~~



APPLICATION FOR MPUD ZONING
TRADITION COMMERCE PARK NORTH @ SOUTHERN GROVE
AMENDMENT NO. 4

~~The following uses may be permitted only following the review and specific approval thereof by the City Council:~~

- ~~1) Wireless communication antennas and towers with a maximum height of 100 feet, provided all other criteria as set forth in Section 158.213, City of Port St. Lucie Zoning Ordinances.~~
- ~~2) Car wash, full service or self-service~~

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

~~(E) Minimum Lot Requirements and Residential Density.~~

~~Multi-family Residential and Townhouse Dwelling: The minimum density shall be five (5) dwelling units per acre, as defined in Exhibit 4, and the maximum density shall be twenty (20) twenty-eight (28) dwelling units per acre, as defined in Exhibit 4.~~

- ~~1) Townhouse dwelling. A minimum lot size of one thousand (1,400) square feet and width of eighteen (18) feet.~~
- ~~2) Non-residential: A minimum of twenty thousand (20,000) square feet and a minimum width of one hundred (100) feet.~~

~~(F) Maximum Building Coverage.~~

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

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

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

~~(H) Maximum Building Height.~~

~~Residential: Fifty (50) feet.~~

~~Non-residential: Fifty (50) feet, provided that steeples and similar architectural embellishments shall have a maximum height of one hundred (100) feet.~~

~~(I) Minimum Living Area for Residential Townhouse and Multiple-family dwellings:~~

- ~~1) Studio apartment, six hundred (600) square feet;~~
- ~~2) One (1) bedroom, seven hundred (700) square feet;~~
- ~~3) Two (2) bedroom, eight hundred (800) square feet;~~
- ~~4) Three (3) bedroom, nine hundred (900) square feet.~~

~~(J) Setback Requirements and Buffering.~~

~~(1) Setback for multiple family and non-residential uses. In order to provide for a pedestrian oriented streetscape design, all setback requirements shall be established for each specific~~



APPLICATION FOR MPUD ZONING
TRADITION COMMERCE PARK NORTH @ SOUTHERN GROVE
AMENDMENT NO. 4

~~use as part of the site plan review process. To allow for connectivity and flexibility of design, a zero (0) foot setback may be allowed for shared property lines between developments, provided each property owner acknowledges in writing.~~

~~**(2) Townhouse Dwelling.** Each townhouse dwelling shall have a front yard with a minimum depth of ten (10) feet and a front loaded garage setback line of eighteen (18) feet and a rear yard with a minimum depth of ten (10) feet. Screened enclosures shall be set back a minimum of five (5) feet from the rear property line. Each townhouse dwelling having frontage on a non-gated collector road shall have a front yard with a building setback of twenty five (25) feet.~~

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

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

~~**(3) Buffering.** 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.~~

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

~~**(L) Site Plan Review.**~~

~~Multi family and non-residential developments within the neighborhood/village commercial areas shall submit a site plan meeting the criteria set forth above for review and approval by the City's Site Plan Review Committee and City Council.~~

~~Townhouse developments shall submit a conceptual plan meeting the criteria set forth above and the criteria contained in the NCD District policies of the Comprehensive Plan. Conceptual plans shall be submitted for review and approval by the Planning and Zoning Director or the City's Site Plan Review Committee prior to approval of subdivision plats. Conceptual plans shall include adequate information to determine compliance with the required designed standards including but not limited to access, lot size, setbacks, density, and minimum open space.~~



Section 5.2.23. Accessory Uses & Structures

(A) General Provisions.

Accessory structures and uses are permitted in connection with any principal lawfully existing permitted use, provided that all accessory structures or uses are in full compliance with all setback, height, building coverage and other requirements, or as restricted in the Property Owners Association documents. 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. Accessory uses are not considered a part of building coverage standards.

(B) Accessory Uses in Residential Areas.

(1) Accessory uses or structures shall not be located in that area extending from the front building line to the front property line unless otherwise specifically provided. Accessory uses or structures shall be located a minimum of five (5) feet from the rear property line, ~~except where lakes or open space are adjacent to the rear property line the setback may be reduced to two (2) feet. The minimum setback from side property lines shall be three (3) feet, provided ten (10) feet shall be provided adjacent to a right-of-way and five (5) feet shall be provided adjacent to an alley. The minimum setback for accessory uses from side and rear property lines adjacent to non-gated collector or arterial roads shall be twenty (20) feet.~~

(2) Accessory uses as permitted by Section 158.217 are allowed in the residential area.

(C) Accessory Uses in Non-Residential Areas.

(1) Accessory uses normally associated with the uses permitted as part of the approval action shall be permitted at those locations in an intensity as normally provided for within other zoning districts. Accessory uses or structures shall be located a minimum of ten (10) feet from the rear property line.

(D) Home Occupation.

A home occupation as defined herein shall be permitted within residential areas, subject to the provisions of Section 158.217(F).

Section 5.2.34. Parking, Pedestrian Requirements, and Loading Area Requirements

(A) Parking Requirements.

Each building, use, or structure shall be provided with on-street and/or offstreet parking and service facilities in accordance with the provisions set forth herein. To the extent that a use is not identified below, the parking requirements shall be in accordance with Chapter 158, Code of Ordinances. On-street parking spaces directly and fully adjacent to a site and available to a development shall be counted toward the maximum.

- (1) Retail and office, including medical 4 spaces per 1,000 sq. ft.
- (2) ~~Mixed-use including restaurants: to be reviewed based on individual use of proposed mix of uses at the time of site plan review.~~ Multi-Tenant Retail (Restaurant, Retail, Office including medical): 4 spaces per one thousand (1,000) sq ft
- (3) Residential: 1.5 spaces per dwelling unit.
- (4) Restaurant (stand-alone): 1 space per 100 sq. ft. Additional parking shall be required for an outdoor seating area when the outdoor seating area exceeds twenty-five (25%) percent of the gross floor area of an approved restaurant.
- (5) Research & development: 1 space per 400 sq. ft.
- (6) Manufacturing: 1 space per 500 sq. ft.
- (7) Warehouse/Distribution: 1 space per 1,000 sq. ft.
- (8) School (post-secondary, technical or vocational; including art, training and sports): Greater of 8 spaces per classroom and/or lab or 6 spaces per 1,000 sq. ft.
- (9) Hotels: 1 space for each guest room, plus 1 space for each ten guest rooms
- (10) ~~Alternative parking requirements may be considered at the time of site plan review for development within the employment center where it can be demonstrated that sufficient parking will be provided to accommodate projected total employment and visitors.~~ 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.
- (11) 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.
- (12) Hospital: 2.5 spaces per bed, excluding bassinets, plus employee parking as determined by the hospital.

(B) 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.

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

- (1) There is a relationship among the land uses utilizing shared parking that will attract drivers to two or more uses in a single trip; and,
- (2) There is adequate linkage between the parking and each of the uses sharing the parking;
- (3) The applicant has submitted a properly drawn legal instrument executed by the parties concerned showing agreement to such joint use and specifying the duration of the agreement.
- (4) Use of ULI's Shared Parking or comparable analysis is encouraged.

(D) ~~(C)~~ Parking areas shall be encouraged to be located to the rear or side of the property. Truck loading docks shall be encouraged to be located at the rear of the property.

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

(F) ~~(E)~~ Off Street Loading and service facilities shall be provided in accordance with Section 158.221(G) of the Code of Ordinances. For specialized manufacturing, warehouse distribution, or other industrial uses, alternative off street loading requirements may be considered as part of the site plan review process.

(G) ~~(F)~~ Pedestrian Access.



APPLICATION FOR MPUD ZONING
TRADITION COMMERCE PARK NORTH @ SOUTHERN GROVE
AMENDMENT NO. 4

- (1) An on-site pedestrian circulation system which links the street and the primary entrance(s) of the structure(s) on the site shall be provided with each conceptual plan or site plan. Sidewalks or pedestrian ways must connect the required pedestrian system to existing pedestrian systems on adjacent developments if adequate safety and security can be maintained.
- (2) The circulation system must be hard-surfaced, ADA acceptable, and be at least 5 feet wide. Interconnectivity is encouraged between parcels but is not mandated for properties with specific security requirements.
- (3) Public access to the secondary trail system shall be encouraged for those properties in which public accessibility compliments the proposed development.

Section 5.2.45. Landscaping, Buffering, and Lighting.

(A) Plant Materials

- (1) Tree species height, spread and minimum clear trunk and shrub heights shall meet or exceed the minimum specified by the USDA's Grades and Standards for Nursery Stock, current edition. Each tree in a grouping shall be counted separately.
- (2) Tree species shall be a minimum of fourteen (14) feet overall height when planted with a minimum four (4) foot spread in accordance with the USDA's Grades and Standards for Nursery Stock, current edition.
- (3) Existing plant material used to meet the intent of this section and 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.
- (4) No more than 25% of the required trees may be palm trees.
- (5) A minimum of 50% of all required trees shall be native species
- (6) For sites within the Employment Center with buildings more than 100,000 square feet, open areas intended for building expansion may be hydroseeded.

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

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

- ~~(1) Lots less than 6,000 sq. ft. shall provide two (2) trees.~~
- ~~(2) Lots from 6,000 to 7,500 sq. ft. shall provide three (3) trees.~~
- ~~(3) Lots over 7,500 sq. ft. shall provide four (4) trees.~~

~~**(D)**~~ **(C) 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.

- (1) 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.
- (2) No wall shall be required in a landscape buffer strip unless its determined as part of site plan review that a wall is required to address incompatible uses or to provide visual screening.
- (3) Perimeter landscape buffers 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 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.

- (4) 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. 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.
- (5) 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.
- (6) For qualified targeted industries, 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: 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 must be accompanied by sufficient explanation and justification, in written and/or graphic form, to allow appropriate evaluation and decision. 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.
- ~~(E)~~ (D) A minimum six-foot masonry buffer wall shall be required to screen dumpsters and visual barrier shall be used to screen mechanical equipment. Where dumpsters and mechanical equipment are visible from a public road right-of-way a five-foot landscape strip shall be required around the outside of the buffer wall.
- ~~(F)~~ (E) **Electric 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.
- ~~(G)~~ (F) 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 shall not exceed 25 feet above grade or pavement. For targeted industries within the Employment Center, a maximum allowable mounting of height 35 feet may be allowed.
- (G) **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.



SECTION 6 – LEGAL DESCRIPTION

~~EXHIBIT 7~~

LEGAL DESCRIPTION

~~TRADITION COMMERCE PARK PHASE 1 MPUD AMENDMENT NO. 1 LEGAL DESCRIPTION:~~

~~BEING ALL OF LOTS 1, 2, 3, 4, 5 AND 6, UTILITY SITES 2, 3-A, 4, CONSERVATION TRACTS 4, 5, AND WATER MANAGEMENT TRACT 1, ACCORDING TO SOUTHERN GROVE PLAT NO. 14 AS RECORDED IN PLAT BOOK 71, PAGE 35, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA;~~

~~TOGETHER WITH:~~

~~A PORTION OF SG PLAT NO. 14 PLAT BOOK 71 PAGE 35 (PROPOSED UTILITY SITES 4 AND 5) AS RECORDED IN OFFICIAL RECORDS BOOK 3935 PAGE 2995.~~

~~TOGETHER WITH:~~

~~ALL OF PARCELS 1, 2, 3, AND TRACT ROW-1, ACCORDING TO SOUTHERN GROVE PLAT NO. 23 AS RECORDED IN PLAT BOOK 77, PAGE 23, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA~~

BEING A PARCEL OF LAND LYING IN SECTIONS 15, 22, 23, 26 AND 27 TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST, LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF WMT-2, AS SHOWN ON SOUTHERN GROVE PLAT NO. 4, RECORDED IN PLAT BOOK 56, PAGES 18 THRU 23, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA BEING ON THE WESTERLY LINE OF LANDS DESCRIBED IN ORDER OF TAKING (INTERSTATE 95), OFFICIAL RECORD BOOK 311, PAGES 2946 THRU 2952, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA;

THENCE TRAVERSING SAID WESTERLY LINE (INTERSTATE 95) BY THE FOLLOWING three courses (3) COURSES:

1. SOUTH 18°47'19" EAST, A DISTANCE OF 2388.95 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 24749.33 FEET;
2. SOUTHERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 3°11'10", AN ARC DISTANCE OF 1376.26 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS NORTH 68°01'30" EAST);

THENCE RUN SOUTH 0°02'34.00" WEST, A DISTANCE OF 2,548.43 FEET, THENCE RUN NORTH 89°38'21" WEST, A DISTANCE OF 205.06 FEET; THENCE RUN NORTH 0°00'00.00" EAST A DISTANCE OF 122.35 TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1004.82 FEET WITH AN ARC LENGTH OF 459.65 FEET; THENCE RUN N26° 12'35W 915.44; THENCE RUN S63°47'25"W A DISTANCE OF 100.00; THENCE RUN S26° 12' 35"E EAST A DISTANCE OF 200 FEET, THENCE RUN S73° 47'50" WEST A DISTANCE OF 901.15'; THENCE RUN NORTH 20° 26' 09" WEST A DISTANCE OF 568.64'; THENCE RUN SOUTH 73°58' 33" A DISTANCE OF 505.08 FEET TO THE EAST RIGHT-OF-WAY LINE OF VILLAGE PARKWAY; THENCE NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF VILLAGE PARKWAY, A DISTANCE OF 1905.46 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 27°20'59" WEST ALONG SAID LINE, A DISTANCE OF 936.25 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 2480.18 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 15°38'20", AN ARC DISTANCE OF 676.97 FEET TO THE POINT OF TANGENCY WITH A LINE; THENCE NORTH 11°42'39" WEST, A DISTANCE OF



APPLICATION FOR MPUD ZONING
TRADITION COMMERCE PARK NORTH @ SOUTHERN GROVE
AMENDMENT NO. 4

631.94 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY BOUNDS OF PARCEL 5 OF SOUTHERN GROVE PLAT NO. 4 REFERRED TO ABOVE;

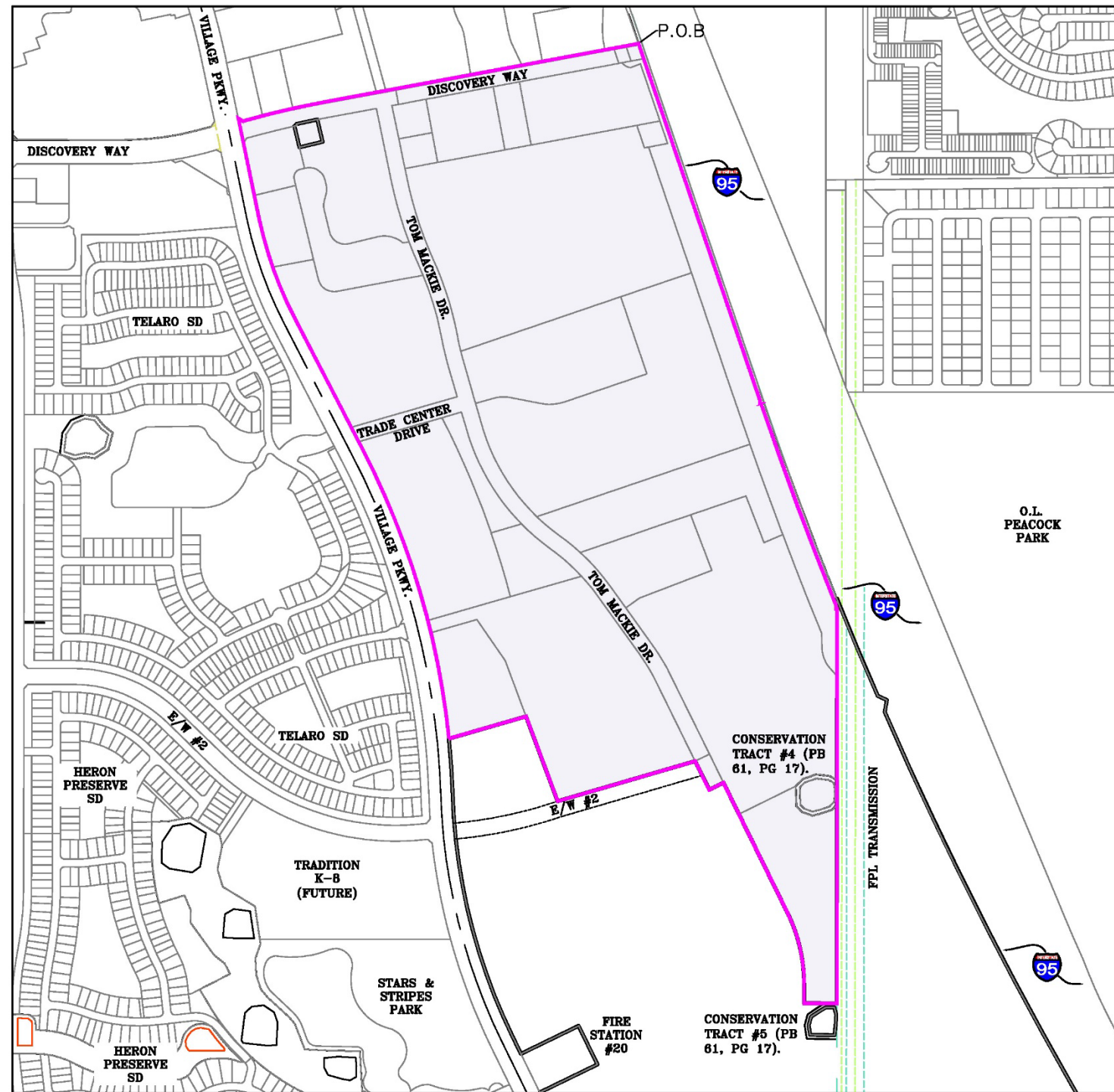
THENCE TRAVERSING THE SOUTHERLY LINE OF SAID PARCEL 5 THE FOLLOWING THREE (3) COURSES;

1. SOUTH 58°50'27" EAST A DISTANCE OF 34.02 FEET TO A POINT ON NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 5670.00 FEET, (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 15°50'41" EAST);
2. NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°17'51", AN ARC DISTANCE OF 524.25 FEET TO A POINT OF TANGENCY;
3. NORTH 79°27'11" EAST A DISTANCE OF 2012.92 FEET TO THE POINT OF BEGINNING.

LESS THEREFROM CONSERVATION TRACT NO. 5 OF THE PLAT OF SOUTHERN GROVE PLAT NO. 14 AS RECORDED IN PLAT BOOK 71, PAGE 35 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND UTILITY SITE 4 AS RECORDED IN OFFICIAL RECORDS BOOK 3935, PAGE 2995, PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA.

BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, DEDICATIONS AND/OR RESTRICTIONS.

CONTAINING 274.5 ACRES OF LAND, MORE OR LESS.



DESCRIPTION

BEING A PARCEL OF LAND LYING IN SECTIONS 15, 22, 23, 26 AND 27 TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN (POINT OF BEGINNING (P.O.B)) AT THE SOUTHEAST CORNER OF WMT-2, AS SHOWN ON SOUTHERN GROVE PLAT NO. 4, RECORDED IN PLAT BOOK 56, PAGES 18 THRU 23, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA BEING ON THE WESTERLY LINE OF LANDS DESCRIBED IN ORDER OF TAKING (INTERSTATE 95), OFFICIAL RECORD BOOK 311, PAGES 2946 THRU 2952, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA;

- THENCE TRAVERSING SAID WESTERLY LINE (INTERSTATE 95) BY THE FOLLOWING THREE COURSES (3) COURSES:
1. SOUTH 18°47'19" EAST, A DISTANCE OF 2388.95 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 24749.33 FEET;
 2. SOUTHERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 3°11'10", AN ARC DISTANCE OF 1376.26 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS NORTH 68°01'30" EAST);

THENCE RUN SOUTH 0°02'34.00" WEST, A DISTANCE OF 2,548.43 FEET, THENCE RUN NORTH 89°38'21" WEST, A DISTANCE OF 205.06 FEET; THENCE RUN NORTH 0°00'00.00" EAST A DISTANCE OF 122.35 TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1004.82 FEET WITH AN ARC LENGTH OF 459.65 FEET; THENCE RUN N26° 12'35" W 915.44; THENCE RUN S63°47'25" W A DISTANCE OF 100.00; THENCE RUN S26° 12' 35" EAST A DISTANCE OF 200 FEET, THENCE RUN S73° 47'50" WEST A DISTANCE OF 901.15'; THENCE RUN NORTH 20° 26' 09" WEST A DISTANCE OF 568.64'; THENCE RUN SOUTH 73°58' 33" A DISTANCE OF 505.08 FEET TO THE EAST RIGHT-OF-WAY LINE OF VILLAGE PARKWAY; THENCE NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF VILLAGE PARKWAY, A DISTANCE OF 1905.46 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 27°20'59" WEST ALONG SAID LINE, A DISTANCE OF 936.25 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 2480.18 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 15°38'20", AN ARC DISTANCE OF 676.97 FEET TO THE POINT OF TANGENCY WITH A LINE; THENCE NORTH 11°42'39" WEST, A DISTANCE OF 631.94 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY BOUNDS OF PARCEL 5 OF SOUTHERN GROVE PLAT NO. 4 REFERRED TO ABOVE;

THENCE TRAVERSING THE SOUTHERLY LINE OF SAID PARCEL 5 THE FOLLOWING THREE (3) COURSES;

1. SOUTH 58°50'27" EAST A DISTANCE OF 34.02 FEET TO A POINT ON NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 5670.00 FEET, (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 15°50'41" EAST);
2. NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°17'51", AN ARC DISTANCE OF 524.25 FEET TO A POINT OF TANGENCY;
3. NORTH 79°27'11" EAST A DISTANCE OF 2012.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 274.5 ACRES OF LAND, MORE OR LESS.

 BOUNDARY LINE
 DESCRIBED AREA

	BY	DATE
DRAWN	DJM	24.08.10
DETAILED	-	-
CHECKED	-	-
APPROVED	-	-

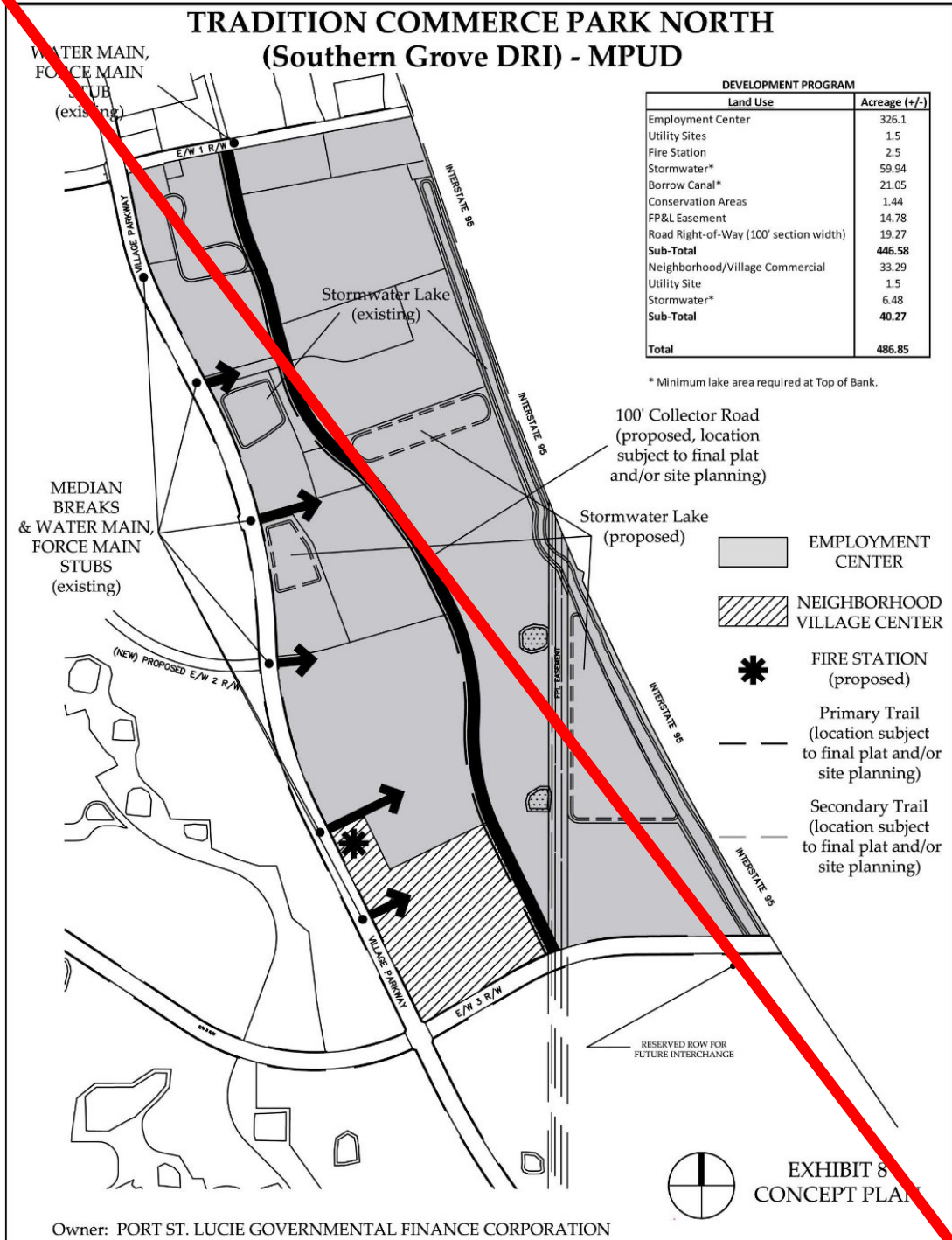
TRADITION PARK OF COMMERCE
 NORTH MPUD
 SKETCH AND DESCRIPTION (REVISED)



CULPEPPER & TERPENING INC.
 2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
 PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

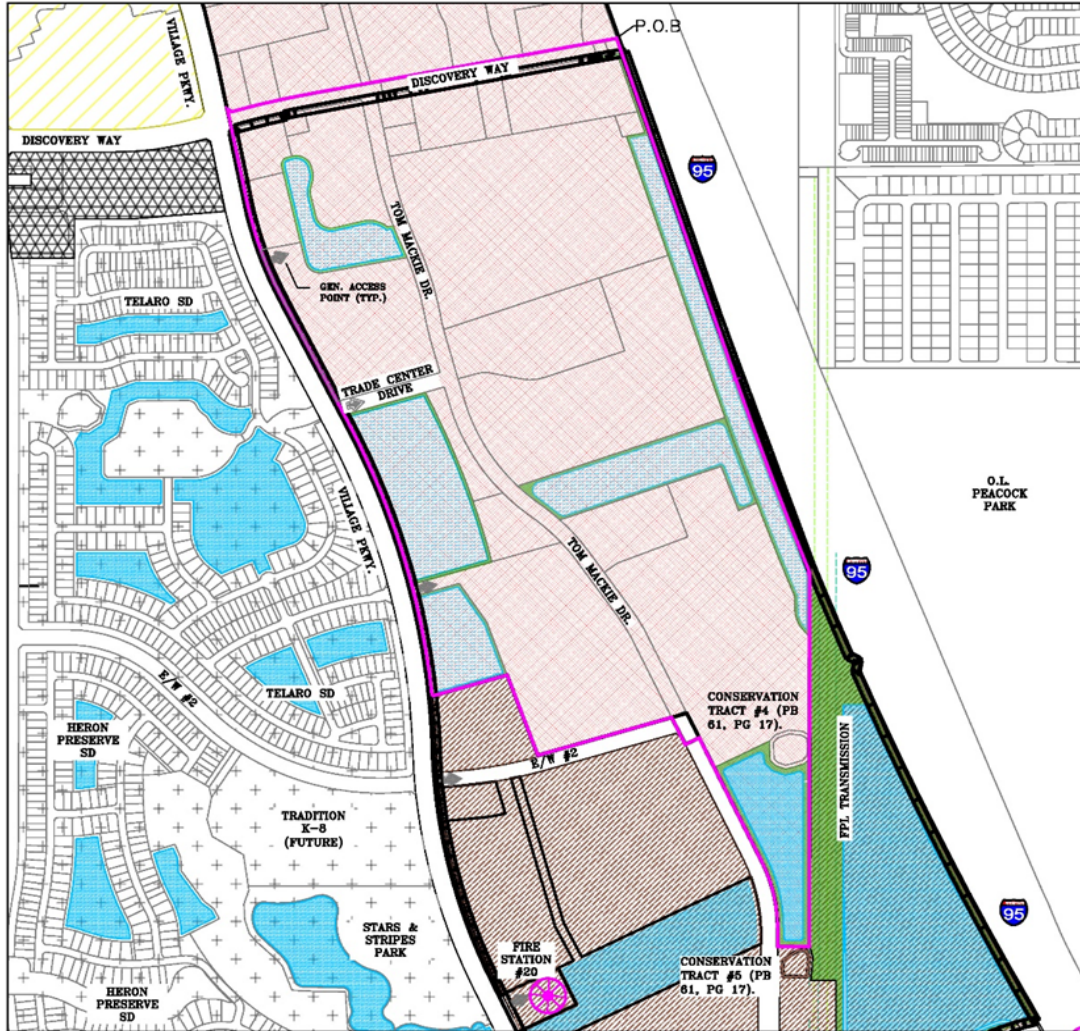
SECTION 7 – MPUD CONCEPT PLAN
EXHIBIT 8

EXHIBIT 8





APPLICATION FOR MPUD ZONING
 TRADITION COMMERCE PARK NORTH @ SOUTHERN GROVE
 AMENDMENT NO. 4



SOUTHERN GROVE – LAND USE
 SUB-CATEGORIES

- EMPLOYMENT CENTER
- BUSINESS PARK
- MIXED USE
- RESIDENTIAL
- NEIGHBORHOOD CNTR

TRADITION COMMERCE PARK (TCP) NORTH @ SOUTHERN
 GROVES MPUD
 DEVELOPMENT PROGRAM

EMPLOYMENT CENTER		274.0	
STORMWATER		56.6	
WATER			47.2
PERIMETER LANDS			12.6
UTILITY		1.0	
CONSERVATION AREA		0.9	
ROADS		12.8	
GROSS AREA		274.0	71.3
DEVELOPABLE AREA		202.7	

revised thru
 2024.09.15

- BOUNDARY LINE
- DESCRIBED AREA
- GEN. ACCESS POINT

	BY	DATE
DRAWN	DJM	24.08.10
DETAILED	-	-
CHECKED	-	-
APPROVED	-	-

TRADITION PARK OF COMMERCE
 NORTH MPUD
 GENERAL SITE PLAN (REVISED)

CULPEPPER & TERPENING INC.
 2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
 PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286



APPLICATION FOR MPUD ZONING
TRADITION COMMERCE PARK NORTH @ SOUTHERN GROVE
AMENDMENT NO. 4

SECTION 8 – LAND USE ENTITLEMENTS
EXHIBIT 9

Land Use Sub-District	Acreage	Units	Sq.-Ft.*	Sq. Ft.*
Employment Center	326.10 <u>274.50</u>	372		
Retail			20,000	<u>100,000</u>
Office			553,771	<u>554,000</u>
Warehouse/Industrial			2,571,997	<u>3,000,000</u>
School			105,000	
Research & development			1,312,400	<u>300,000</u>
Hotel			122 Hotel Rms	<u>150 Rooms</u>
<u>Residential</u>		<u>600</u>		
Fire Station Site	2.50			
Stormwater**	59.94			
Borrow Canal**	21.05			
Utility Sites	1.50			
Road ROW (100' section width)	19.27			
Conservation Areas	1.44			
FP&L Easement	14.78			
Sub-Total	446.58			
Neighborhood/Village Commercial*	33.29	268	30,393	
Stormwater**	6.48			
Utility Sites	.50			
	486.85	640		

* Any unused units, sq. ft., can be transferred and or converted to other properties within the Southern Grove DRI. The amount of development within the PUD can be converted per the Southern Grove DRI Trip Conversion Matrix.

~~** Minimum lake area required at Top of Bank per SFWMD permit. Water Management Tracts shall be included on subdivision plats within the MPUD as applicable to meet the stormwater requirements of the SFWMD permit as such may be amended from time to time.~~



EXHIBIT 10

BINDING P.U.D. AGREEMENT

TRADITION COMMERCE PARK PHASE 1 MPUD

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 4 day of May, 2021.

WITNESS

PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION, INC.

BY: [Signature]

BY: [Signature]
Russ Blackburn, CEO

BY: [Signature]

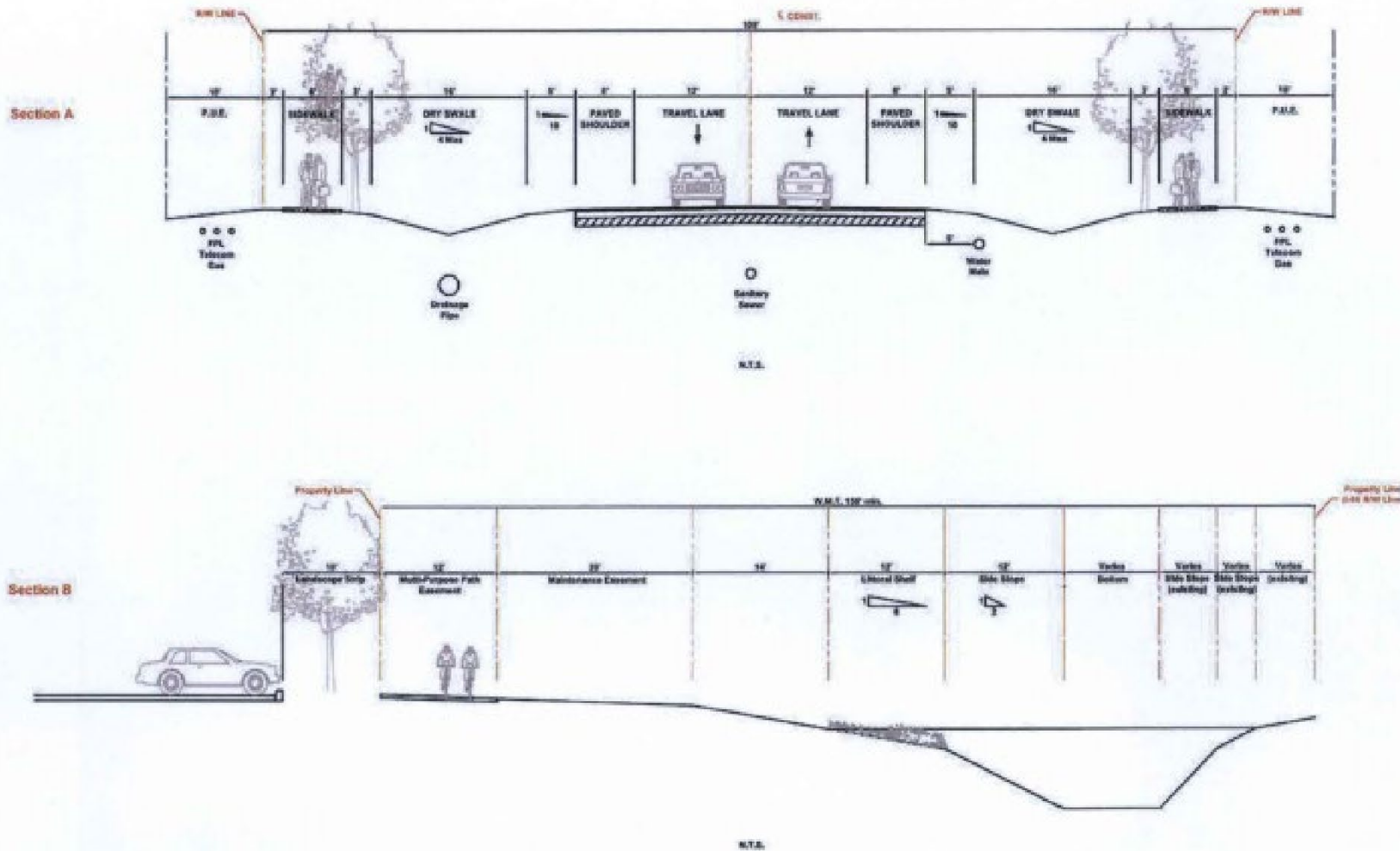
(CORPORATE SEAL)



APPLICATION FOR MPUD ZONING
TRADITION COMMERCE PARK NORTH @ SOUTHERN GROVE
AMENDMENT NO. 4

SECTION 9 – ROADWAY TYPICAL SECTION

EXHIBIT 11



TRADITION COMMERCE PARK NORTH
(Southern Grove DRI) - MPUD