

MPUD APPLICATION OF RIVERLAND/KENNEDY DRI Parcel E

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RIVERLAND/KENNEDY – MPUD – Parcel E

LIST OF PROJECT PROFESSIONALS

LANDOWNER:

Riverland/Kennedy II, LLC
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1600 Sawgrass Corporate Parkway, Suite 150
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CONSULTANT:

Riverland/Kennedy II, LLC
Kevin Ratterree and/or Azlina Goldstein, Authorized Signatories
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kevin.ratterree@glhomes.com

EXHIBIT 1

MPUD REZONING APPLICATION

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

FOR OFFICE USE ONLY

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

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 Fee is nonrefundable unless application is withdrawn prior to the Planning and Zoning Board meeting.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

PRIMARY CONTACT EMAIL ADDRESS: azlina.goldstein@glhomes.com

PROPERTY OWNER

Name: Riverland/Kennedy II, LLC

Address: 1600 Sawgrass Corporate Parkway, Suite 150
Sunrise, FL 33323
PH (954) 753-1730
FX (954) 575-5240

AGENT OF OWNER (if any)

Name: Riverland/Kennedy II, LLC
Attn: Azlina Goldstein (azlina.goldstein@glhomes.com)

Address: 1600 Sawgrass Corporate Parkway, Suite 150
Sunrise, FL 33323
PH (954) 753-1730, ext. 2240
FX (954) 575-5240

PROPERTY INFORMATION

Legal Description: See attached Exhibit 8

Parcel I.D. Number: 4319-113-0001-000-5 & 4318-331-0001-000-2

Current Zoning: AG-5 (St. Lucie County)

Proposed Zoning: MPUD (Port. St. Lucie)

Future Land Use Designation: NCD (Port St. Lucie)

Acreage of Property: 658.214

Reason for rezoning request: Rezone Parcel E of Riverland/Kennedy DRI to MPUD consistent with DRI development order and NCD Future Land Use to permit a residential development consisting of 2,061 adult restricted single family, paired villa and townhome dwelling residential units.

Kevin Ratterree

Signature of Owner

KEVIN RATTERREE

Hand Print Name

10.31.23

Date

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

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

EXHIBIT 2

October 19, 2022

City of Port St. Lucie
Attn: Mary Savage-Dunham, Division Director
Planning and Zoning Department
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984-5099

RE: Riverland/Kennedy DRI: MPUD – Parcel E
St. Lucie County, Port St. Lucie, Florida

Dear Ms. Savage-Dunham:

Please allow this letter to serve as authorization for Kevin Ratterree and/or Azlina Goldstein to act as agents for Riverland/Kennedy II, LLC, and Riverland/Kennedy III, LLC, for the purposes of applying, processing, and representation of the MPUD application for Riverland/Kennedy MPUD – Parcel E in Riverland/Kennedy DRI in Port St. Lucie, Florida.

Please feel free to contact me with any questions.

Sincerely,

By: Riverland/Kennedy II, LLC
A Florida Limited Liability Corporation

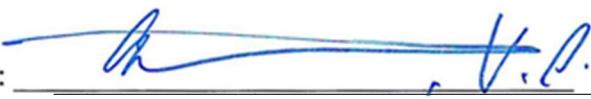
By: 
Alan J. Fant, Vice President

EXHIBIT 3

MPUD APPLICATION CHECKLIST

1. Statement of Unified Control of the entire area within the MPUD is enclosed as Exhibit 4.
2. Riverland/Kennedy – Parcel E is to be a MPUD approved residential community consisting of 2,061 age-restricted residential units.
3. The Conceptual Plan for Riverland/Kennedy – Parcel E is attached as Exhibit 11 of this submittal package.
4. Please see Exhibit 5 for the General Standards established for this Master Planned Unit Development. Development uses and standards are shown in Exhibit 7.

EXHIBIT 4

October 19, 2022

City of Port St. Lucie
Planning and Zoning Department
Attn: Mary Savage-Dunham, Division Director
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984-5099

RE: Riverland/Kennedy DRI: MPUD – Parcel E
St. Lucie County, Port St. Lucie, Florida

Dear Ms. Savage-Dunham:

This letter is submitted as our Letter of Unified Control in compliance with the City of Port St. Lucie Zoning requirements. Riverland/Kennedy II, LLC, is the owner of record of the subject property.

Please feel free to contact this office if you have any questions.

Sincerely

By: Riverland/Kennedy II, LLC
A Florida Limited Liability Corporation

By: 
Kevin Ratterree, Authorized Signatory

EXHIBIT 5

GENERAL STANDARDS FOR DISTRICT ESTABLISHMENT

Pursuant to Section 158.172:

Area Requirements: Riverland/Kennedy Parcel E is 658.214 acres; which exceeds the fifty (50) acre minimum requirement for the establishment of a MPUD required by policy 1.2.6.2 of the City's Comprehensive Plan and the two (2) acre minimum required by Section 158.187 in the NCD land use, Ordinance 12-13.

Relation to Major Transportation Facilities: Riverland/Kennedy Parcel E is located on the west side of N/S "A", south of SW Discovery Way (E/W "1"), east of Range Line Road (S.R. 709), and north of SW Marshall Parkway (E/W "3"). Main access to the property will be along N/S "A", with a secondary access on SW Discovery Way (E/W "1"). The property entrances shall be located so as to provide access to the property without creating or generating traffic along minor streets in residential areas or districts outside the MPUD.

Prior to receipt of the first non-model certificate of occupancy in Parcel E, SW Discovery Way (E/W "1") will be constructed from its existing western terminus to N/S "A" and N/S "A" will be constructed from SW Discovery Way (E/W "1") south to the main project entry.

Prior to receipt of the first non-model certificate of occupancy in Parcel E, a stabilized road shall be built to an emergency access ingress/egress within Parcel E (alternative locations of emergency ingress/egress are shown on Exhibit 11). More specifically, this emergency access is intended to serve as a secondary access point for emergency vehicles servicing occupied homes. The emergency access may be secured by a gate, provided an emergency lock box is installed. No residents can occupy units prior to completion and until the opening of this temporary stabilized road.

Per the *NFPA Standard for Fire Protection Infrastructure for Land Development in Wildland, Rural, and Suburban Areas*, 2017 Edition (NFPA 1141), and as required by Section 158.187(B) of the City of Port St. Lucie Code of Ordinances, two full access points and one emergency only access, as shown on Exhibit 11, will be provided in Parcel E. The second paved, full resident access in Parcel E that will connect to SW Discovery Way (E/W "1") via the extension of SW Discovery Way from its existing western terminus to the secondary entrance at Parcel E shall be submitted to the City for review with the plat that includes the 600th dwelling unit of this Parcel E MPUD. The contracts shall be let for the second full access point prior to the issuance of the 600th residential building permit. The stabilized emergency access, as shown in Exhibit 11, will be provided with the development of the phase in which it is located and shall be available upon removal of the other emergency accesses along SW Discovery Way (E/W "1") or N/S "A." Except as otherwise required herein, N/S "A" is only required to be stabilized up to the emergency-only access point to provide emergency services with the ability to utilize said access.

The initial 2-lane roadway improvements for N/S "A" to Marshall Parkway, and for SW Discovery Way (E/W "1") to Range Line Road, will be based on the following conditions of approval of this Riverland Parcel E MPUD.

Transportation Condition #1. The contracts will be let for the construction, and construction shall commence for N/S "A" from the project entry for Parcel E on N/S "A" to the intersection at Marshall Parkway (E/W 3) within six (6) months after Marshall Parkway (E/W 3) is constructed by others from SW Riverland Boulevard (N/S "B") to and through said intersection at N/S "A," or within six (6) months after N/S "A" is constructed by others from Becker Road to and through the intersection at Marshall Parkway. For avoidance of any doubt, the construction of N/S "A" from Becker Road to and through the intersection at Marshall Parkway (E/W 3) and Marshall Parkway (E/W 3) from SW Riverland Boulevard (N/S "B") to and through the intersection at N/S "A" are not roadway improvement obligations of the Developer under the Riverland/Kennedy DRI Development Order.

Transportation Condition #2. At 33% buildout (i.e. concurrent with the issuance of the 680th residential dwelling unit building permit in Parcel E), the contracts will be let, and construction shall commence, for the roadway construction of SW Discovery Way (E/W “1”) from the secondary entrance at Parcel E west to Range Line Road; and upon the commencement of construction, Developer shall utilize best efforts to timely complete the construction of SW Discovery Way (E/W “1”) to Range Line Road. The Developer is voluntarily advancing and accelerating the construction of SW Discovery Way (E/W “1”) to the intersection at Range Line Road as the applicable trip threshold for this roadway improvement obligation of the Developer under the Riverland/Kennedy DRI Development Order is not triggered by the development of this Riverland Parcel E.

In the event Developer’s obligation to construct N/S “A” from the project entry for Parcel E on N/S “A” to the intersection at Marshall Parkway (E/W 3) has not been triggered upon completion of Parcel D or this Parcel E, then: (a) Transportation Condition #1 for N/S “A” shall survive and will be a condition that shall apply as a condition of approval of any subsequent MPUD development order issued within the Riverland/Kennedy DRI Property; and (b) the City may suspend issuance of residential building permits within Parcel D, this MPUD Parcel E and each subsequent MPUD development in the event Developer fails to comply with the roadway construction obligation as a condition of a subsequent MPUD development order. Furthermore, the City and the Developer agree and acknowledge that Developer’s agreement to advance the construction for N/S “A” shall in no way impose responsibility on Developer for utilities infrastructure necessitated or caused by development outside of the Riverland/Kennedy DRI.

If the Developer fails to meet the roadway construction timeframes established herein, the City may suspend issuance of residential building permits within Riverland Parcel E. The Developer expressly acknowledges and agrees that it is voluntarily advancing the roadway improvements in advance of the applicable trip thresholds for roadway improvements currently outlined in the Riverland/Kennedy DRI Development Order, in order to provide multiple ingress/egress access points and creation of a roadway grid thereby creating necessary traffic circulation for the benefits of emergency services, City residents and Developer.

Development Order Condition. In accordance with the applicable trip thresholds for roadway improvements currently outlined in the Riverland/Kennedy DRI Development Order, prior to the issuance of the 701st residential building permit within Parcel E, the contracts will be let for the construction and construction shall commence for Community Blvd. from Marshall Parkway (E/W 3) to Paar Drive as a two (2) lane section.

The Parcel E spine road connecting the N/S “A” ingress/egress to the SW Discovery Way (E/W “1”) ingress/egress will be constructed and open for use concurrent with the opening of SW Discovery Way (E/W “1”) to the secondary entrance.

The existing dirt road within the SW Discovery Way (E/W “1”) right of way between SW Riverland Blvd. and Range Line Rd. varies in width from 14’ to 17’. This road has been used for large Citrus hauling trucks and Chlorine tank trucks. The developer will grade this roadway as needed and repair holes and washouts as they occur until such time as permanent improvements are made to SW Discovery Way (E/W “1”). The existing dirt road shall serve as the required emergency access road to Range Line Road.

Consistency with the City's Comprehensive Plan: The Riverland/Kennedy MPUD – Parcel E is consistent with the City's Comprehensive Plan. Policy 1.2.2.3 requires neighborhoods in the residential area to be a minimum size of 10 acres and a maximum size of 750 acres. The residential component is 658.214 acres and is within 2-mile radius of existing and planned shops, services and other activities. The 658.214 acres is directly contiguous to (at the northwest corner) to a 10-acre Neighborhood Commercial site (refer to Exhibit 11 of the MPUD). Access to the community will be provided by N/S “A”. A secondary entry to the community will be provided on SW Discovery Way (E/W “1”).

Relation to Utilities, Public Facilities and Services: The Riverland/Kennedy Parcel E parcel will be served by Port St. Lucie Utilities for water and wastewater, a public service provider acceptable to the City for phone, gas and cable service, and Florida Power & Light with electricity. All utilities will be underground.

Physical Character of the Site: Riverland/Kennedy Parcel E is located within the Riverland/Kennedy Development of Regional Impact (DRI). The current use of the site is agriculture.

EXHIBIT 6

SITE INFORMATION

(A) TOTAL ACREAGE:

Development areas included with this MPUD:

- Residential 658.214 acres

See graphic Exhibit 11 for MPUD Conceptual Plan. Individual detail plans will be provided for each sub-element as it is finalized.

(B) MODEL AREA:

The proposed location of model/sales areas shall be determined as individual sub-elements are developed and approved through the City's land development review and approval process.

It shall be utilized as a model and sales area in an orderly and organized manner to better service the homeowners residing in the community. These model and sales areas shall remain in effect until such time that it is practical to offer these home sites for purchase. The model and sales area may be utilized to sell other residential MPUDs approved within the Riverland/Kennedy DRI; therefore, there shall be no limitation of the maximum duration of time the Parcel E model and sales area may be utilized for a sales and model area of the Riverland/Kennedy DRI. Fences, benches, trash can receptacles, golf cart parking, signage, walkways, and associated shade structures may be located in private road rights of way. Additionally, fences may cross property lines for the model home areas. Site plan approval is required, and a bond shall be posted with the City ensuring the removal of all temporary improvements when the models revert to private residences.

Bonding for model homes, which shall be in a form approved by the City Attorney's Office, will include removal of the parking area(s), pergolas, benches, signage, landscape features, artistic elements and other temporary structures, sidewalks, street trees, street lights, and fences (if necessary and/or appropriate), and any other work, including the final lift of asphalt that is required to restore the public areas to their ultimate use.

(C) PEDESTRIAN WAYS:

The major system of pedestrian movement will consist of shared use pathways within the adjacent City road rights-of-way with connections to the neighborhoods. The minor systems will be developed within the neighborhoods as development occurs consistent with Section 158.189(E)(2), City of Port St. Lucie Code of Ordinances.

Internal to the residential area of Parcel E, unless specifically stated otherwise herein, each proposed private roadway contains a five (5) foot or an eight (8) foot wide sidewalk on one side of the roadway (refer to Exhibits 13A and 13B).

EXHIBIT 7

DEVELOPMENT USES & STANDARDS

SECTION 1- RESIDENTIAL AREA

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

1. Single-family dwelling (detached).
2. Villa dwelling. A villa dwelling is defined as two single family residential dwelling units sharing a common wall along a common property line.
3. Townhouse dwelling. A townhouse dwelling is defined as a narrow, single-family dwelling unit which normally occupies the entire width of its lot, having its open yard space to the front and rear, and which is attached on one or both sides to a similar unit or units, all of which are located on individually platted lots as part of a subdivided group development.
4. Park or playground, or other public or private recreation or cultural facility (including but not limited to: golf course or clubhouse, with or without food services, and/or with or without alcoholic beverage sales/consumption, provided same are not open to the general public and are only available for use by the residents and the invited guests of the residents of said facility); open space devoted to the conservation and maintenance of natural waterways, vegetation and wildlife, hiking and/or bicycle trials; golf cart pathways; nature study areas and boardwalks; and picnic areas).
5. Temporary sales center and/or trailers for which sales activities are to be conducted shall have paved parking lots associated with such uses and shall comply with the applicable Florida Building Code and the development standards set forth in this MPUD. This includes a temporary sales center compound that may consist of multiple temporary structures utilized for sales and design activities that are allowed to cross tract lines and be located on multiple tracts. Additionally, the use of land within this MPUD for a temporary sales center and/or trailers is allowed until the last model home is sold or residential unit is constructed, whichever occurs last.
6. Model homes for which sales activities are to be conducted shall comply with the applicable Florida Building Code and the development standards set forth in this MPUD.
7. Temporary construction trailers and homes for use as land development and/or construction offices shall have stabilized paved parking lots associated with such uses and shall comply with the applicable Florida Building Code and the development standards set forth in this MPUD. This includes a temporary construction office compound that may consist of multiple temporary structures utilized for land development and/or construction purposes that are allowed to cross multiple tract lines and be located on multiple tracts. Additionally, the use of land within this MPUD for a temporary land development and/or construction office is allowed until the last model home is sold or residential unit is constructed, whichever occurs last.
8. Temporary and permanent mail kiosk/cluster mailbox area for mail delivery with paved parking lots.

9. Community gardens for vegetable and related food production, inclusive of community greenhouses, farm related storage buildings and structures, community social facility, and ancillary parking areas.
10. Recreational accessory uses and clubhouse shall be constructed and may include incidental retail uses such as cafeterias, restaurants and/or bars which may include the sale and consumption of alcoholic beverages, gift and variety shops, soda bars, and similar use activities conducted solely for the convenience of patrons, members, residents and their guests, and visitors. Any designated recreation area may include a permanent mail kiosk/cluster mailbox area for mail delivery.
11. Guardhouse/gatehouse, gates and associated structural elements.

(B) Accessory Uses: As set forth within Section 2 herein.

(C) Minimum Lot Requirements / Maximum Residential Density:

1. Single-family dwelling: Three thousand five hundred (3,500) square feet and width of thirty-five (35) feet, with a maximum gross project density of twelve (12) dwelling units per acre.
2. Villa dwelling: Three thousand five hundred (3,500) square feet and a width of thirty-five (35) feet, with a maximum gross project density of twelve (12) dwelling units per acre.
3. Townhouse dwelling: One thousand four hundred (1,400) square feet and a width of eighteen (18) feet, with a maximum gross project density of twenty (20) dwelling units per acre.
4. All special exception uses: Twenty thousand (20,000) square feet and a width of one hundred (100) feet.

(D) Maximum Building Coverage:

1. Single-family dwelling: Sixty (60) percent provided that the maximum impervious surface does not exceed eighty (80) percent.
2. Villa dwelling: Sixty (60) percent provided that the maximum impervious surface does not exceed eighty (80) percent.
3. Townhouse dwelling: Sixty (60) percent provided that the maximum impervious surface does not exceed eighty (80) percent.
4. All other uses: Eighty (80) percent.

(E) Minimum Open Space: Thirty (30) percent. Within open space areas include a minimum of five (5) percent useable open space in the form of squares, greens, parks, and recreation areas. Lake areas intended for recreational use and/or stormwater management shall be counted toward open space requirements.

(F) Maximum Building Height: Thirty-five (35) feet, measured to midpoint of roof pitch, provided that steeples and similar architectural embellishments shall have a maximum height of sixty-five (65) feet.

(G) Minimum Living Area:

1. Single-family dwelling: One thousand two hundred (1,200) square feet.
2. Villa dwelling: One thousand (1,000) square feet.
3. Townhouse dwelling: Studio, six hundred (600) square feet; One (1) bedroom, seven hundred (700) square feet; two (2) bedroom, eight hundred (800) square feet; and, three (3) bedroom, nine hundred (900) square feet.

(H) Reserved.

(I) Yard Requirements and Setbacks: Minimum setbacks shall be stated below unless otherwise indicated on Exhibit 12A, 12B and 12C of the Riverland/Kennedy MPUD – Parcel E.

1. Single-family dwelling:

Front Yard: Front yard building setback of twelve and one-half (12.5) feet, side loaded garage setback of fourteen (14) feet, and a front load garage setback of eighteen (18) feet.

Side Yard: Each lot shall have two (2) side yards, each being of a minimum five (5) feet side setback to property line, and the total of which shall result in a separation of ten (10) feet between adjacent buildings. A side yard of ten (10) feet shall be provided adjacent to right-of-ways, unless there is a side street loaded garage, then a side yard of eighteen (18) feet shall be provided.

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

2. Villa dwelling:

Front Yard: Front yard building setback of twelve and one-half (12.5) feet, side loaded garage setback of fourteen (14) feet and a front load garage setback of eighteen (18) feet.

Side Yard: Villas (each building containing two dwelling units sharing a common wall along a common property line) shall have a side yard having a minimum distance of five (5) feet to establish the minimum distance separation of ten (10) feet between buildings.

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

3. Townhouse dwelling:

Front Yard: Front yard building setback of twelve and one-half (12.5) feet, side loaded garage setback of fourteen (14) feet and a front load garage setback of eighteen (18) feet.

Side Yard: No portion of a townhouse or accessory structure in or related to one (1) group of contiguous townhouses shall be closer than fifteen (15) feet to any portion of townhouse or accessory structure related to another group. Townhome units located on the interior (between the end units of each building) of a townhome building shall have a zero (0) foot setback on both sides. A side yard having a minimum depth of ten (10) feet shall be provided between the side of any townhouse dwelling and a private or public street or right-of-way.

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

4. Permitted Uses and Structures:

a. Permitted uses and structures listed in Sections 1.(A).4, 7, 8, 9, and 10:

Unless otherwise specified within the MPUD, all setback requirements shall be established for each specific use as part of the site plan review process, in accordance with City Code requirements.

b. Permitted uses and structures listed in Sections 1.(A).5 and 6:

Minimum setback requirements for temporary sales center and/or trailers, and temporary construction trailers, shall have a front setback to property line of twelve and one half (12.5) feet, side setback of five (5) feet, and rear setback of ten (10) feet.

(J) Off-Street Parking and Service Requirements: As set forth in Section 3 hereof.

(K) Access: Gated subdivisions shall provide a minimum distance of one hundred (100) feet from the gate to the right of way. There shall also be provided a space for buses and trucks to maneuver around before the gated entrance. Secondary resident restricted entrances shall provide a minimum distance of one hundred (100) feet from the gate to the right of way. A turnaround/maneuvering area sufficient to accommodate a box truck will be provided for the secondary resident restricted entrance.

(L) Future Approvals: Concurrent with any subdivision plat, a conceptual subdivision plan meeting the criteria set forth herein, shall be submitted for review and approval by the City's Site Plan Review Committee. The conceptual plan for the lots subject to plat approval shall include adequate information to determine compliance with the required design standards set forth herein, including but not limited to: lot sizes; location of open space and drainage areas; location of local roads; and location of bike, pedestrian, multi-modal paths.

(M) Dead End Streets/cul-de-sac: Dead-end streets terminating in a cul-de-sac shall not exceed one thousand five hundred (1,500) feet in length. The length shall be measured from the nearest intersection to the mid-point of the cul-de-sac.

(N) Design Guidelines: As authorized by the Developer and Property Owner, the Riverland Design Review Committee (the "RDRC") and the Riverland Commercial Design Review Committee (the "RCDRC) shall have the authority to approve, approve with conditions or deny any application filed seeking RDRC and/or RCDRC approval. Those certain design guidelines applicable to the land uses within the residential and non-residential districts within the Riverland/Kennedy DRI, which may be amended from time to time, are used by the RDRC and RCDRC in reviewing any proposed development of residential and non-residential sites within the Riverland/Kennedy DRI. Accordingly, any approvals granted by the RDRC and/or the RCDRC for any such residential or non-residential project within the Riverland/Kennedy DRI shall thereafter be exempt from compliance with the Citywide Design Standards

of the City of Port St. Lucie provided the site plan application includes a document evidencing approval of the project by the RDRC and/or the RCDRC.

SECTION 2 - 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 setbacks, height, building coverage, and MPUD or land development code requirements.

(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 two (2) 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 zero (0) feet. The minimum setback from the side property lines shall be three (3) feet, provided ten (10) feet shall be provided adjacent to a right-of-way. 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. The following accessory uses are allowed in the residential areas:
 - a. Customary yard structures such as communication antennas (excluding commercial transmission towers), children's playground equipment, and other similar equipment.
 - b. Driveways serving the residential units. The separation from edge of driveways to the sanitary/water services shall be in conformance with Utility Department standards. The permitted driveway widths for each unit type are outlined in Section 3.(A).1-3.
 - c. Swimming pools and related decks, patios and screen enclosures. Maximum size based on allowable setbacks.
 - d. A basketball backboard and goal may be located in that area extending from the front building line and on driveways, provided either fixed or portable and a minimum of two (2) feet off the edge of pavement and not on a collector or arterial road.
 - e. Garden structures, including gazebos, pergolas, separate roofed patios, and well houses.
 - f. Hot tubs, saunas, free standing cabanas and bath houses, and other similar recreational structures.
 - g. Fences or screen or private walls. Fences or screen or privacy walls required to meet the requirements of Sections 158.216(A)(5), (B) (F) and (G) of the City's Zoning Code. Sections 158.216(A)(1) through and including (A)(4), (C), (D), (E), (H), (I) and (J) are not required to be met and do not apply. Fences or screening walls may consist of the following materials: Chain link, wood, masonry, stone, aluminum, vinyl coated steel, polyester powder steel, and ornamental or imitation wood fences. Chicken wire or barbed wire fences in residential areas are not permitted. Vinyl coated welded wire may be used as an interface to a wooden fence.

Interface is defined as a material placed upon an existing fence, inside its common boundaries for the purpose of providing additional security. Fences and walls may be located in that area extending from the front building line to front property line. Unless otherwise specifically provided for within the MPUD, the above-referenced sections of the City Code regulating fences and/or screening walls which are in effect at the time of MPUD approval shall apply to these regulations pertaining to fences or screening.

- h. Garages. Maximum size shall be nine hundred (900) square feet for detached or attached garages and limited in height so that it is not higher than the principal building's roof line. Garages shall conform in appearance, materials and design to the principal's structure (house). Only one detached garage per lot is permitted.
 - i. Solar collection systems, windmills, and other energy devices based on renewable resources.
 - j. Outdoor fireplaces, barbecue pits and so-called summer kitchens.
 - k. Doghouse with a size not to exceed four (4) feet in height and four (4) feet in depth by six (6) feet wide.
 - l. Noncommercial greenhouses.
 - m. Dish antennas.
 - n. Any other accessory use not listed herein under Section 2.(B).2. of the MPUD that are permitted by Section 158.217 (Accessory Uses and Structures) of the City of Port St. Lucie Zoning Code are allowed in the residential areas.

(C) Storage of a Commercial Vehicle or Equipment in a Residential District: Storage of a commercial vehicle or equipment in a residential area is prohibited; unless any vehicle or equipment is placed within a fully enclosed building or structure (garage).

(D) Major Recreational Equipment: Major recreational equipment is hereby defined as including boats and boat trailers, recreational vehicles, motorized dwelling, houseboats and like. Storage of major recreational equipment in a residential area is prohibited; unless any vehicle or equipment is placed within a fully enclosed building or structure (garage).

(E) Home Occupation: A home occupation as defined under and permitted pursuant to Section 158.217(F) of the City of Port St. Lucie Code of Ordinances shall be allowed within residential areas, subject to the provisions of said City Code and regulations.

SECTION 3 - PARKING AND PEDESTRIAN REQUIREMENTS

(A) Parking Requirements: Each building, use, or structure shall be provided with on-street and/or off-street parking and service facilities in accordance with the provisions set forth herein. On-street parking spaces directly and fully adjacent to a site and available to a development shall be counted toward the maximum. The separation from edge of driveways to the sanitary/water services shall be in conformance with Utility Department standards, as is noted in Exhibits 12A, 12B, and 12C.

- 1. Single-Family dwelling: 2.0 spaces per dwelling unit. Each single-family lot less than 50 feet in width shall provide 1 exterior space (in addition to the 2.0 spaces per dwelling unit) in the driveway to

accommodate guest parking (Section 158.221(C)(8)(b) of the City of Port St. Lucie Land Development Code). The two required parking spaces per single family residential unit shall be provided within an enclosed garage. The minimum driveway width from the street to the two required enclosed garage spaces shall be a minimum of sixteen (16) feet and the maximum driveway width from the street to the garage enclosures shall be thirty (30) feet. There shall be no required minimum width required for the residential driveway providing separate access to a third enclosed garage space.

2. Villa dwelling: 1.5 spaces per dwelling unit. Each villa lot shall provide 1 exterior space (in addition to the 1.5 spaces per unit) in the driveway to accommodate guest parking (Section 158.221(C)(7)(b) of the City of Port St. Lucie Land Development Code). The minimum driveway width from the street to the required enclosed garage spaces shall be a minimum of sixteen (16) feet and the maximum driveway width from the street to the garage enclosures shall be thirty (30) feet. There shall be no required minimum width required for the residential driveway providing separate access to a third enclosed garage space.
3. Townhouse dwelling: 1 space per dwelling unit. Each townhome lot shall provide 1 exterior space (in addition to the 1 space per unit) in the driveway to accommodate guest parking (Section 158.221(C)(7)(b) of the City of Port. St. Lucie Land Development Code). The minimum driveway width from the street to the required enclosed garage spaces shall be a minimum of twelve (12) feet for single car garage units and a minimum of sixteen (16) feet for two car garage units and the maximum driveway width from the street to the garage enclosures shall be thirty (30) feet.

4. Parks and Recreation & Community Garden/Community Greenhouse:

- a. Private Facilities: No parking required provided adequate pedestrian access exists within the area intended to be served by the facility.
- b. Public Facilities: All parking requirements shall be established for each specific use as part of the site plan review process, in accordance with City Code requirements.

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

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

(C) Pedestrian Access:

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

(D) Mass Transit:

Two future mass transit stop easements dedicated to the City of Port St. Lucie, one proximate to the N/S “A” primary project entry and one proximate to the SW Discovery Way (E/W “1”) secondary project entry,

will be denoted at time of the applicable final plat for the future possibility of transit stops at these locations. An easement of 10' x 30' will be provided in these locations on the plat denoting same as a future mass transit stop.

SECTION 4 - LANDSCAPING

(A) Plant Materials:

1. For required trees, the species height, spread and minimum clear trunk 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; however, small trees may be planted in groups of two or more as a substitute for a larger tree. Shrub heights shall meet or exceed the minimum specified by the USDA's Grades and Standards for Nursery Stock, current edition.
2. For required trees, the tree species shall be a minimum of twelve (12) feet overall height when planted with a minimum three (3) 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 Ordinance, will not have to be of a quality comparable to Florida No. 1 since this material was not nursery grown.
4. A minimum of fifty (50) percent of all required trees shall be native species. A maximum of twenty-five (25) percent of required trees may be substituted with palm trees. This criteria shall not apply to required street trees.

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

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

- a. Lots up to 2,500 sq. ft. shall provide one (1) tree.
- b. Lots up to 5,000 sq. ft. shall provide two (2) trees.
- c. Lots up to 7,500 sq. ft. shall provide three (3) trees.
- d. Lots up to 10,000 sq. ft. shall provide four (4) trees.
- e. For each additional 2,500 sq. ft. of lot area above 10,000 sq. ft., one (1) tree.

(D) Perimeter Landscape Requirements: Any site plan with a boundary adjacent to a lake shall be excluded from all buffering requirements along said common boundary. Where the edges of required landscape strips for plats or site plans abut within this MPUD, a single landscape strip may be utilized. Where requirements for landscape strip differ, the more stringent requirements shall govern. Site plans proposing temporary improvements may use provided landscaping (required or non-required) in adjacent tracts as the required landscape strip as long as the provided landscaping meets the requirement of the landscape strip and it remains in place for the term of the temporary improvement.

(E) Street Tree Planting:

1. Fifty (50) foot right of way local streets: street trees shall be provided on both sides of the roadway (refer to Exhibit 13A). Due to the separation restrictions from utilities and driveways on differing lot widths, one tree shall be installed per lot, in lieu of City Code of Ordinance Section 156.121. In cases where expanded lot frontage is available, such as at a corner lot, additional trees may be planted at the recommendation of the applicant's landscape architect. Additionally, when a right-of-way and open space tract are directly adjacent to each other, street trees shall not be required on the open space tract side of the right-of-way. Parallel on-street parking, serving the townhome dwellings, shall not require additional buffering.
2. Eighty (80) foot right of way local streets: street trees shall be provided on both sides of the roadway (refer to Exhibit 13B).
3. Project Entries: In each of the two project entrances wherein a private right-of-way abuts open space tracts, to support artistic creativity and allow clear view of signage and other entry features, the first required street trees shall commence 125 feet from the intersecting offsite City road right-of-way. Additionally, the required trees may be placed at up to a 75 feet offset to the roadways within the project entries. For purposes of this section, the project entry shall be defined as that area within the project beginning at the project's connection to the adjacent collector or arterial public roadway to the point of the road that tapers down to the 80' ROW Typical Section as identified in Exhibit 13B.

(F) Landscape Buffering of On-street Parallel Parking: Buffering of on-street parallel parking, within local roads, shall not be required.

(G) Landscape Strips Combined: Where one landscape strip is required to be adjacent and/or parallel to another landscape strip, regardless of the separation distance, a single landscape strip may be utilized, and the landscaping may be distributed over the entire width of the combined landscape strips. Where requirements for a landscape strip differ, the more stringent requirements shall take precedence.

(H) Buffer and Multipurpose Greenway Along Range Line Road: As required under the current Riverland/Kennedy DRI Development Order approved via Resolution 21-R07, a multi-purpose greenway along Range Line Road shall be provided. Outside and abutting such greenway, Developer reserves the right to install an alternative buffer, such as a wall only, in lieu of any landscape strip required along Range Line Road for a site plan or plat within this parcel.

SECTION 5 - WETLANDS

(A) The Army Corp of Engineers permit number SAJ-2006-01921 (IP-CF) issued on 12/21/12 notes Special Condition #4 which required that within 30 days, offsite mitigation credits be purchased from the Bluefield mitigation bank, which was completed. This condition satisfies the wetland impacts for the Riverland/Kennedy DRI. Waters of the state and wildlife foraging areas will be dealt with through retention areas and littoral shelf areas as impacts are created. These retention areas and littoral shelves and related plantings will be addressed with the construction drawings at the time of platting.

EXHIBIT 8

RIVERLAND/KENNEDY MPUD – Parcel E Legal Description

BEING A PARCEL OF LAND LYING WITHIN SECTIONS 18 AND 19, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF RIVERLAND PARCEL C - PLAT TEN REPLAT, AS RECORDED IN PLAT BOOK 95, PAGE 1 OF THE PUBLIC RECORDS, ST. LUCIE COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF E/W #1 RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 4077, PAGE 1480, SAID PUBLIC RECORDS, FOR THE FOLLOWING FIVE (5) DESCRIBED COURSES, AND ALONG A CURVE, CONCAVE NORTHERLY, HAVING A RADIAL BEARING OF NORTH 00°13'28" WEST, HAVING A RADIUS OF 2150.00 FEET AND A CENTRAL ANGLE OF 00°22'49"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 14.27 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°50'39" WEST, A DISTANCE OF 148.06 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2150.00 FEET AND A CENTRAL ANGLE OF 14°34'19"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 546.81 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2000.00 FEET, A CENTRAL ANGLE OF 14°34'19"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 508.66 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°50'39" WEST, A DISTANCE OF 862.54 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE WEST LINE OF N/S A RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 3902, PAGE 484, SAID PUBLIC RECORDS FOR THE FOLLOWING SEVEN (7) DESCRIBED COURSES, SOUTH 44°51'11" EAST, A DISTANCE OF 49.49 FEET; THENCE SOUTH 00°08'18" WEST, A DISTANCE OF 362.01 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2075.00 FEET, A CENTRAL ANGLE OF 43°52'48"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 1589.14 FEET TO A POINT OF TANGENCY; THENCE SOUTH 43°44'30" EAST, A DISTANCE OF 772.29 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1930.00 FEET, A CENTRAL ANGLE OF 43°55'24"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 1479.55 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°10'54" WEST, A DISTANCE OF 3073.86 FEET; THENCE SOUTH 45°10'54" WEST, A DISTANCE OF 49.55 FEET; THENCE ALONG THE NORTH LINE OF E/W #3 RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 2972, PAGE 802, SAID PUBLIC RECORDS FOR THE FOLLOWING FIVE (5) DESCRIBED COURSES, NORTH 89°52'25" WEST, A DISTANCE OF 13.55 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2500.00 FEET AND A CENTRAL ANGLE OF 09°42'58"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 423.95 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2500.00 FEET, A CENTRAL ANGLE OF 09°42'58"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 423.95 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°52'25" WEST, A DISTANCE OF 3876.41 FEET; THENCE NORTH 44°52'25" WEST, A DISTANCE OF 49.19 FEET; THENCE ALONG THE EAST LINE OF RANGE LINE ROAD (STATE ROAD 609) AS LAID OUT AND IN USE, NORTH 00°08'44" EAST, A DISTANCE OF 5193.14 FEET; THENCE NORTH 00°00'44" EAST, A DISTANCE OF 909.86 FEET; THENCE DEPARTING SAID EAST LINE, SOUTH 89°51'42" EAST, A DISTANCE OF 702.98 FEET; THENCE NORTH 00°00'42" WEST, A DISTANCE OF 512.21 FEET; THENCE NORTH 89°52'25" WEST, A DISTANCE OF 35.48 FEET; THENCE NORTH 00°07'35" EAST, A DISTANCE OF 120.09 FEET; THENCE ALONG THE SOUTH LINE OF SAID E/W #1 RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 4077, PAGE 1480, SAID PUBLIC RECORDS, SOUTH 89°50'39" EAST, A DISTANCE OF 2452.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 658.214 ACRES, MORE OR LESS.

EXHIBIT 9

BINDING MPUD AGREEMENT

Riverland/Kennedy MPUD – Parcel E

The property, as described in Exhibit 8, is under unified control of the undersigned petitioner who agrees to (1) proceed with the proposed development according to the provisions of the City of Port St. Lucie MPUD 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 29th day of April, 2024.

WITNESS:

By: Azlin Goldstein

Azlin Goldstein

Printed Name

By: Michael P. Fogarty

Michael Fogarty

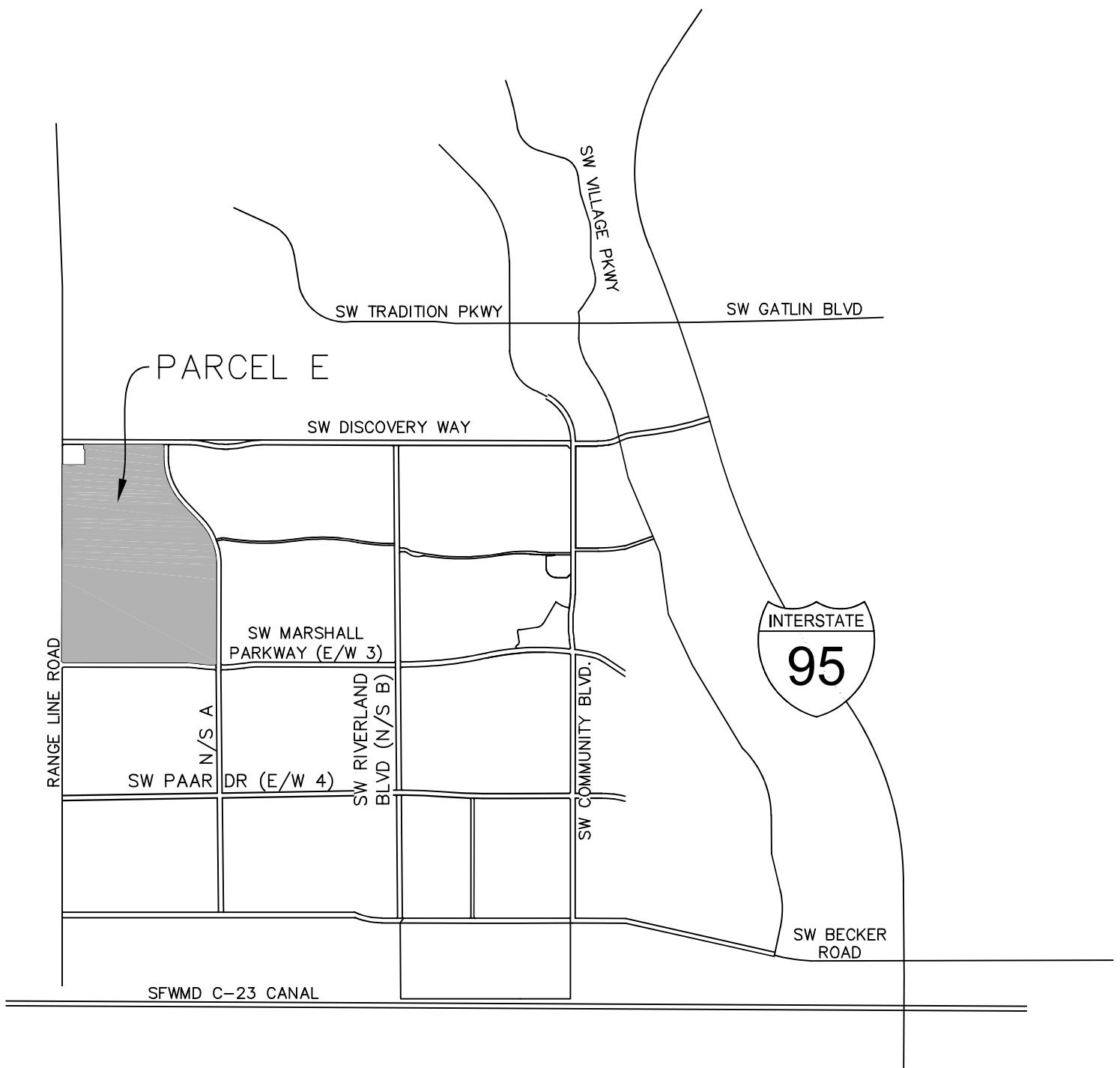
Printed Name

Riverland/Kennedy II, LLC, a Florida Limited
Liability Corporation

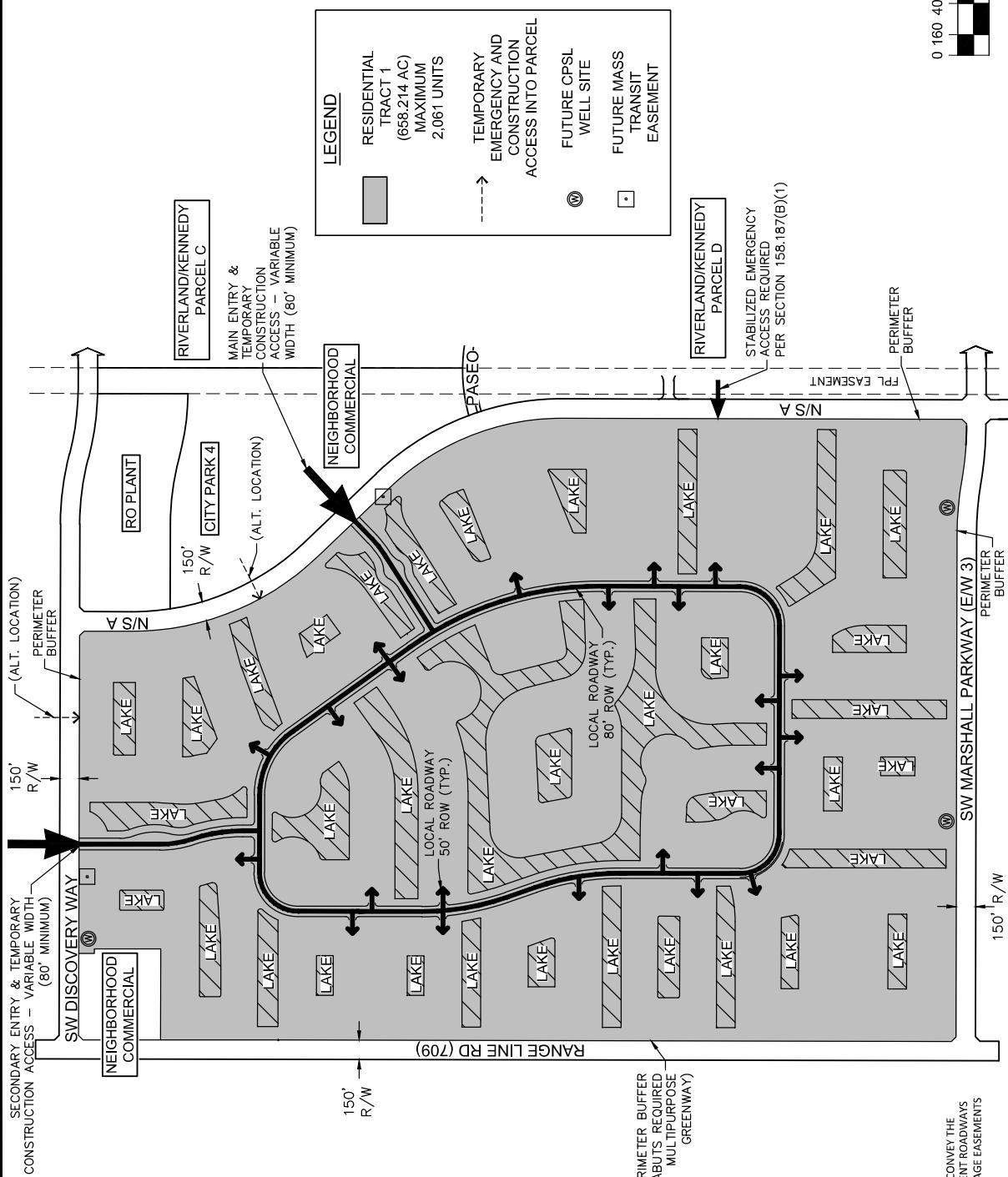
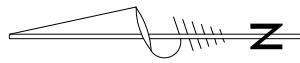
By: Kevin Ratterree

Kevin Ratterree, Authorized Signatory
1600 Sawgrass Corporate Parkway, Suite 150
Sunrise, FL 33323

EXHIBIT 10
SITE LOCATION MAP



SITE LOCATION MAP
N.T.S.



NOTES:

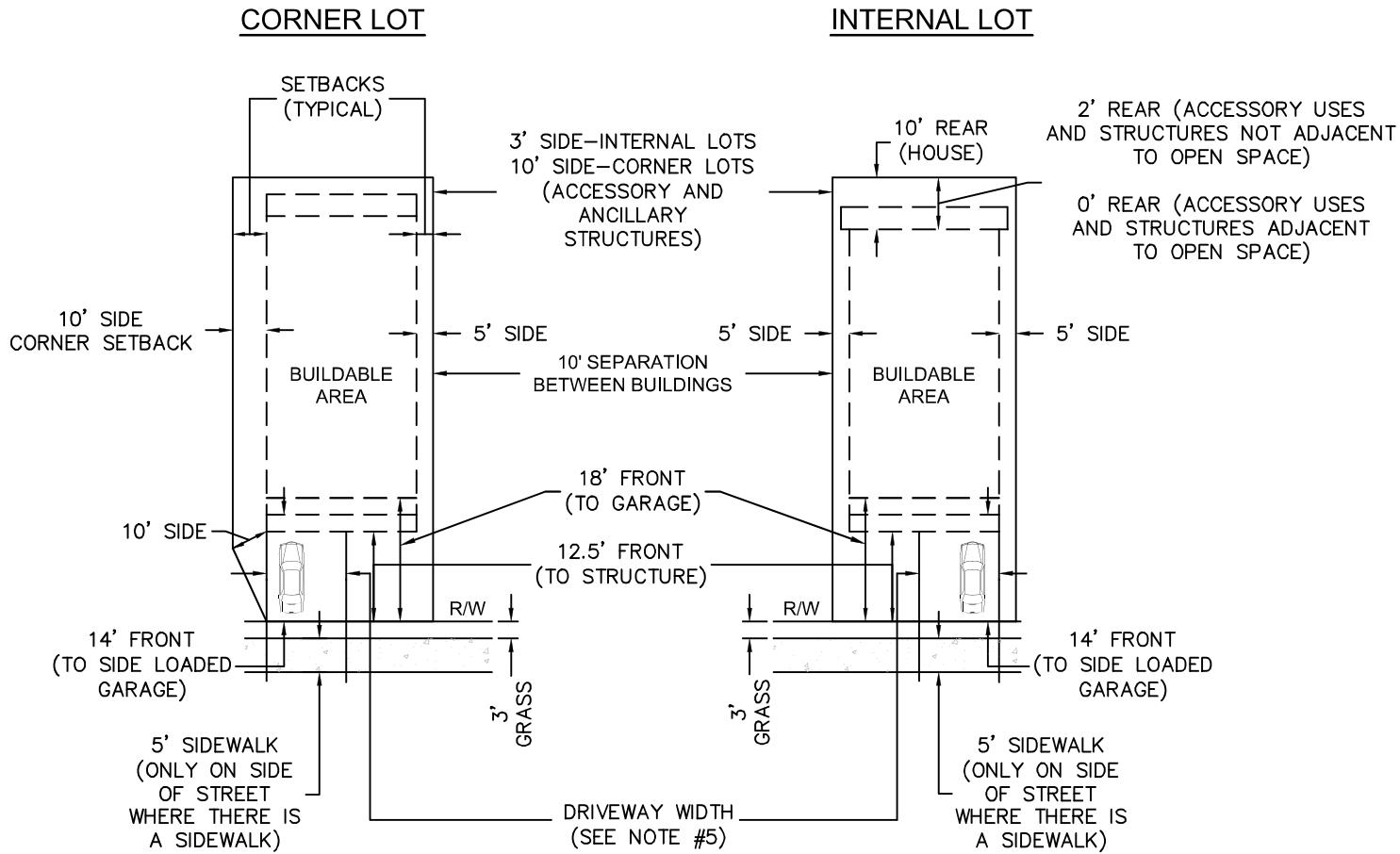
1. THE STORMWATER MANAGEMENT SYSTEM FOR PARCEL E OF RIVERLAND/KENNEDY DR SHALL BE DESIGNED TO TREAT AND CONVEY THE STORMWATER FROM THE ULTIMATE SECTION FOR THE ADJACENT ROADWAYS OF N/S A AND SW DISCOVERY WAY, AND APPROPRIATE FLOWAGE EASEMENTS WILL BE PROVIDED TO THE CITY.

SCALE: 1" = 500'
DESIGNED BY: KRF
CHECKED BY: KRF
FILE NAME: Exhibit 11
1600 Sawgrass Corporate Pkwy - Suite 400 Sunrise, Florida 33323

RIVERLAND MPUD - PARCEL E
Port St. Lucie, Florida
EXHIBIT - 11
CONCEPTUAL PLAN

(P22-311)
EXH-11
PSLUD#15289
Page 25

EXHIBIT 12A
SINGLE FAMILY
NO ALLEY FRONT LOADED
50' LOCAL STREET



BUILDING LOT COVERAGE AREA SHALL BE A MAXIMUM OF 60% OF LOT AREA, MAXIMUM IMPERVIOUS SHALL BE 80%

NOTES:

1. NON ALLEY LOTS WITHOUT DETACHED GARAGES.
2. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 10'
3. SIDE SETBACKS FOR CORNER LOTS WITH A SIDE LOADED GARAGE (TO GARAGE) IS 18'
4. THE MINIMUM DRIVEWAY WIDTH FROM THE STREET TO THE TWO REQUIRED ENCLOSED GARAGE SPACES SHALL BE A MINIMUM OF SIXTEEN (16) FEET, AND THE MAXIMUM DRIVEWAY WIDTH FROM THE STREET TO THE GARAGE ENCLOSURES SHALL BE THIRTY (30) FEET. THERE SHALL BE NO REQUIRED MINIMUM WIDTH REQUIRED FOR THE RESIDENTIAL DRIVEWAY PROVIDING ACCESS TO A THIRD ENCLOSED GARAGE SPACE.
5. THE SEPARATION FROM EDGE OF DRIVEWAYS TO THE SANITARY/WATER SERVICES SHALL BE IN CONFORMANCE WITH UTILITY SYSTEMS DEPARTMENT STANDARDS.

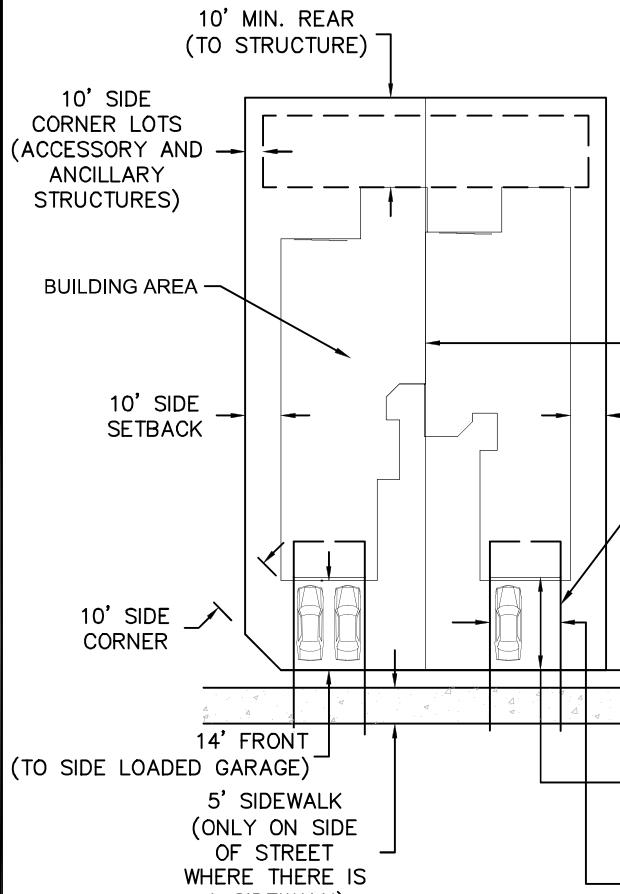
LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT THE RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.

THE MINIMUM FRONT LOT WIDTH AT THE R-O-W LINE SHALL BE 25 FEET

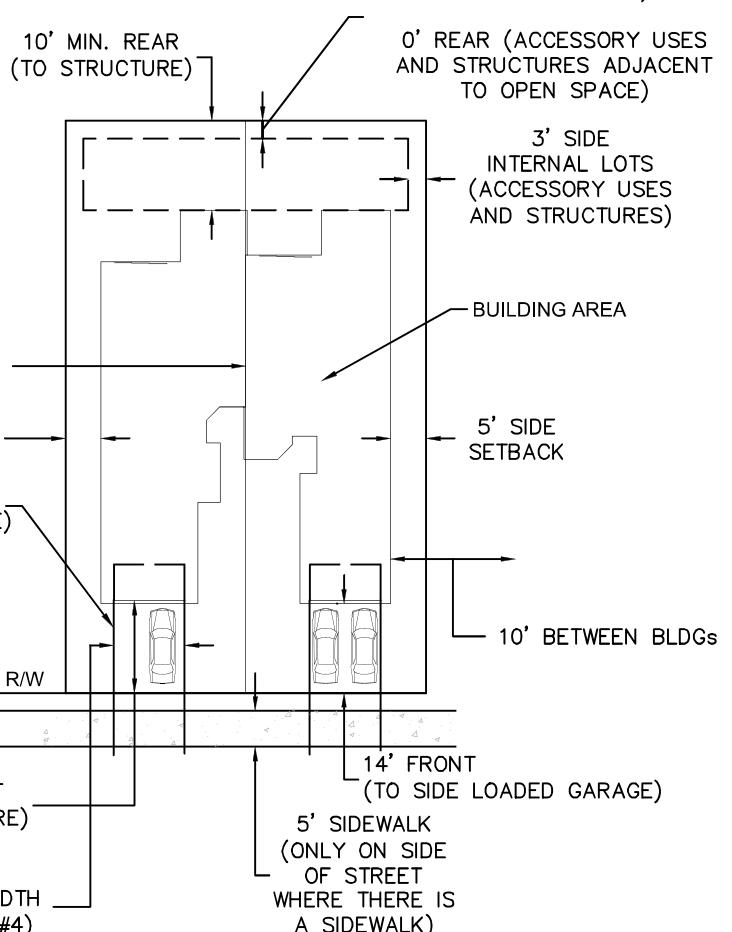
TYPICAL SINGLE FAMILY LOT

EXHIBIT 12B
TYPICAL VILLA LOT
NO ALLEY FRONT LOADED
50' LOCAL STREET

CORNER LOT



INTERNAL LOT



BUILDING LOT COVERAGE AREA SHALL BE A MAXIMUM OF 60% OF LOT AREA, MAXIMUM IMPERVIOUS SHALL BE 80%

NOTES:

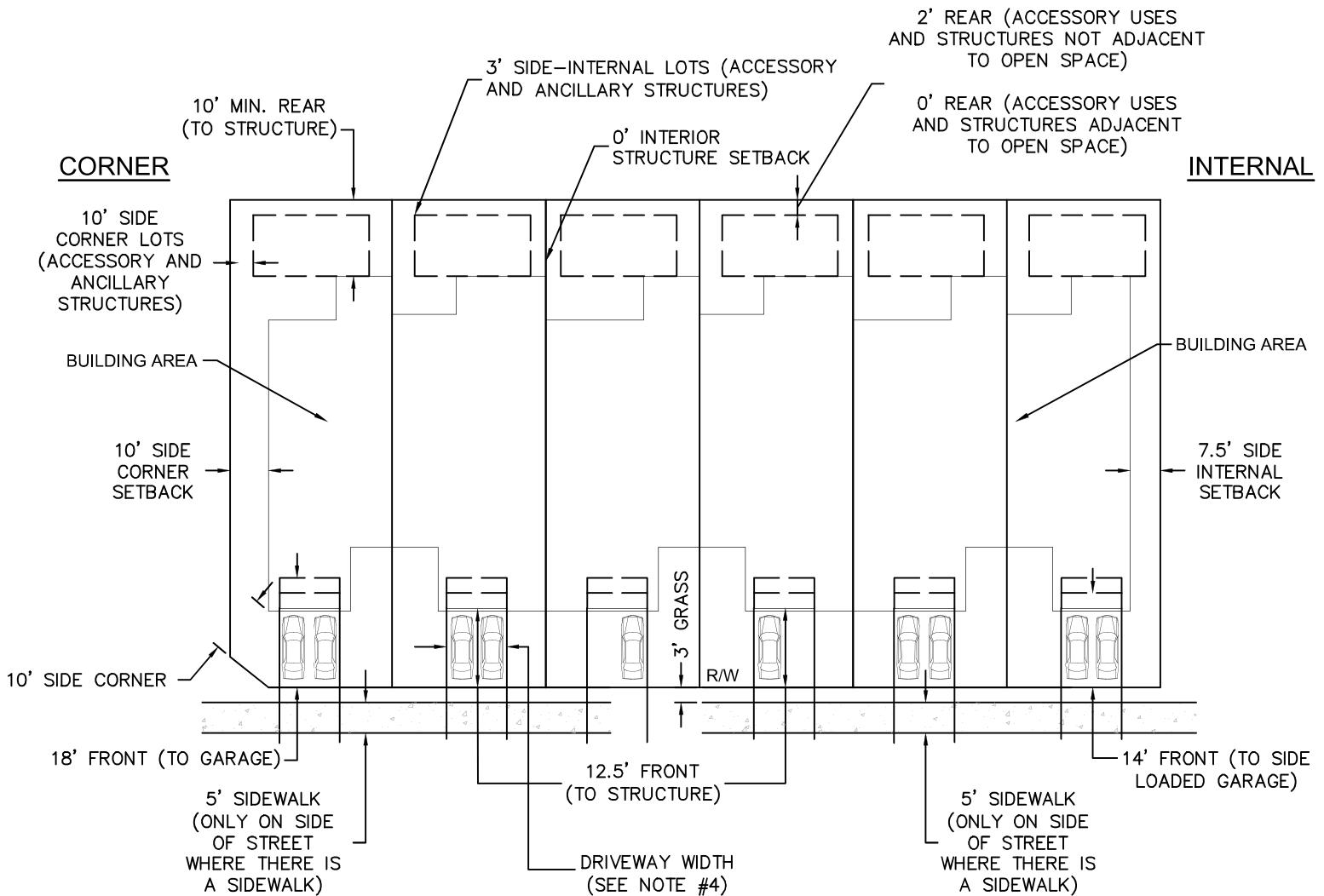
1. NON ALLEY LOTS
2. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 10'
3. SIDE SETBACKS FOR CORNER LOTS WITH A SIDE LOADED GARAGE (TO GARAGE) IS 18'
4. THE MINIMUM DRIVEWAY WIDTH FROM THE STREET TO THE ONE AND A HALF REQUIRED ENCLOSED GARAGE SPACES SHALL BE A MINIMUM OF SIXTEEN (16) FEET, AND THE MAXIMUM DRIVEWAY WIDTH FROM THE STREET TO THE GARAGE ENCLOSURES SHALL BE THIRTY (30) FEET. THERE SHALL BE NO REQUIRED MINIMUM WIDTH REQUIRED FOR THE RESIDENTIAL DRIVEWAY PROVIDING ACCESS TO A THIRD ENCLOSED GARAGE SPACE.
5. THE SEPARATION FROM EDGE OF DRIVEWAYS TO THE SANITARY/WATER SERVICES SHALL BE IN CONFORMANCE WITH UTILITY SYSTEMS DEPARTMENT STANDARDS.
6. PHASING OF DEVELOPMENT OF VILLA LOTS TO BE PROVIDED IN SEPARATE CONCEPTUAL SUBDIVISION PHASING PLAN.

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

THE MINIMUM FRONT LOT WIDTH AT THE R-O-W LINE SHALL BE 19 FEET

TYPICAL VILLA LOT

EXHIBIT 12C
TYPICAL TOWNHOME LOT
NO ALLEY FRONT LOADED
50' LOCAL STREET



NOTES:

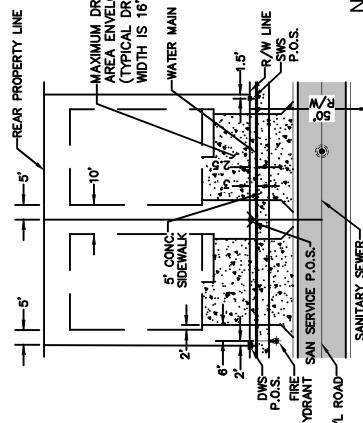
1. NON ALLEY LOTS
2. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 10'
3. SIDE SETBACKS FOR CORNER LOTS WITH A SIDE LOADED GARAGE (TO GARAGE) IS 18'
4. THE MINIMUM DRIVEWAY WIDTH FROM THE STREET TO THE ONE REQUIRED ENCLOSED GARAGE SPACE SHALL BE A MINIMUM OF SIXTEEN (16) FEET FOR TWO CAR GARAGE UNITS AND A MINIMUM OF TWELVE (12) FEET FOR ONE CAR GARAGE UNITS, AND A MAXIMUM DRIVEWAY WIDTH FROM THE STREET TO THE GARAGE ENCLOSURE SHALL BE THIRTY (30) FEET.
5. THE SEPARATION FROM EDGE OF DRIVEWAYS TO THE SANITARY/WATER SERVICES SHALL BE IN CONFORMANCE WITH UTILITY SYSTEMS DEPARTMENT STANDARDS.
6. PHASING OF DEVELOPMENT OF TOWNHOME LOTS TO BE PROVIDED IN SEPARATE CONCEPTUAL SUBDIVISION PHASING PLAN.

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

THE MINIMUM FRONT LOT WIDTH AT THE R-O-W LINE SHALL BE 19 FEET

TYPICAL TOWNHOME LOT

LEGEND

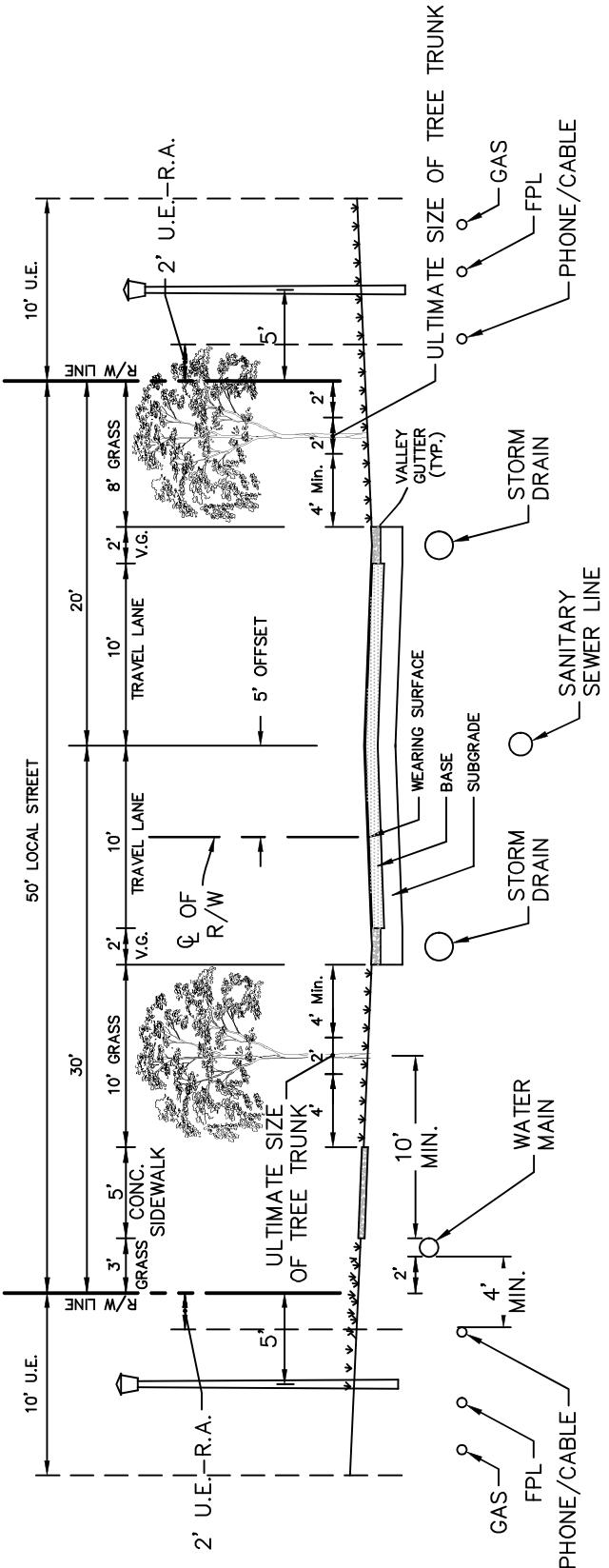


R/W LINE TYPICAL SINGLE FAMILY LOT DETAIL

NOTES.

NOTES:

1. TREES SHALL BE ADJUSTED PER DRIVEWAY LOCATIONS WITH A MINIMUM 5' TO THE DRIVEWAY FOR LOOPING PURPOSES, A SECOND WATER MAIN MAY BE INSTALLED UNDER THE ROADWAY OR IN PLACE OF THE STREET TREES AS APPROVED BY THE PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT.
2. STREET LIGHT STYLE, HEIGHT, AND SPACING SHALL BE ADJUSTED TO MEET PSL AND FPL LIGHTING STANDARDS.
3. STREET TREES AND LIGHTS WILL MEET FDOT CLEAR ZONE AND SIGHT DISTANCE REQUIREMENTS.
4. POSTED SPEED LIMIT: 25 MPH
5. PRIVATE ROADWAY OWNED AND MAINTAINED BY A PRIVATE ENTITY AND NOT THE CITY OF PORT ST. LUCIE.
6. SIDEWALKS SHALL NOT BE REQUIRED ON "DEAD-END" ROADWAYS WHERE THE LENGTH OF THE SIDEWALKS WOULD BE 200 FEET OR LESS.
7. ROADWAY AND PARKING LOT BASE COURSE MAY BE 6.5' THICKNESS MINIMUM, AS LONG AS THE CITY'S MINIMUM STRUCTURAL NUMBER IS MET.
8. VALVES SHALL NOT BE INSTALLED IN SIDEWALKS WITHOUT PRIOR PSLUSD APPROVAL.
- 9.



RESIDENTIAL LOCAL 2-LANE ROADWAY - 50' ROW
TYPICAL SECTION

TYPICAL SECTION

107

* SIDEWALK SHALL BE ON ONE SIDE OF THE ROADWAY

(P22-311)
EXH-13A
PSLUSD # 5265
5 22

RIVERLAND MPUD - F
Port St. Lucie, Florida
EXHIBIT - 13A

LOCATION OF SIDEWALKS MAY VARY.
FINAL LOCATION OF UTILITIES MAY BE
ADJUSTED FOR SPECIFIC CONDITION

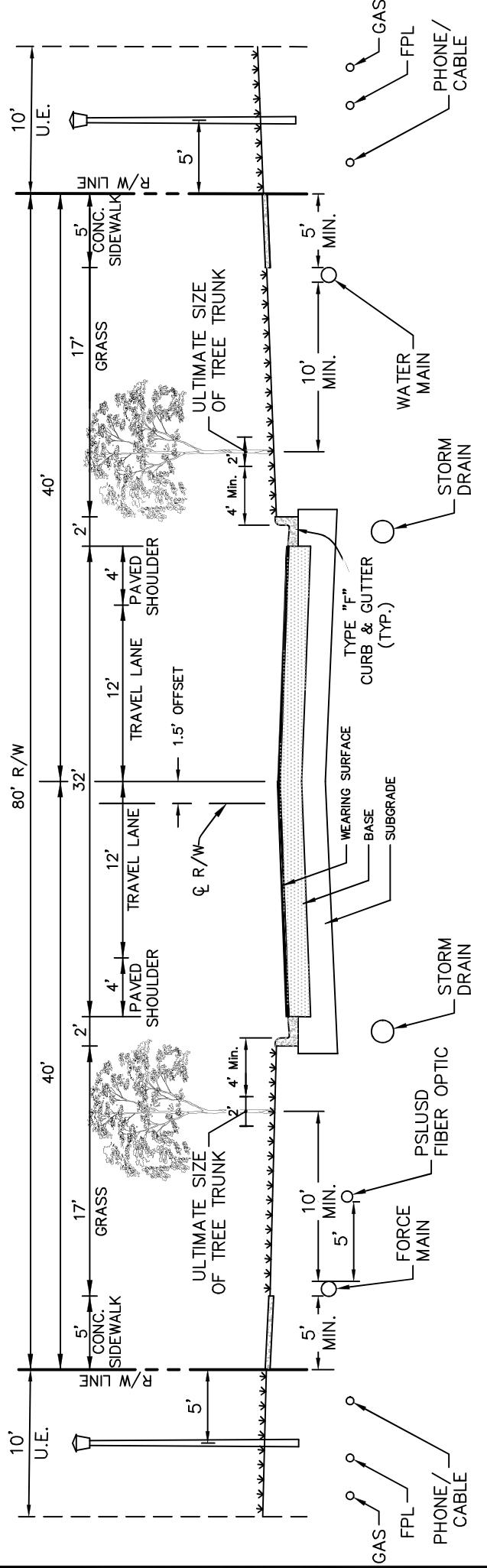
1600 Sawgrass Corporate Pkwy. - Suite 400
Sunrise, Florida 33323

LEGEND

	PROPOSED RIGHT OF WAY
	UTILITY EASEMENT (U.E.)
	CENTERLINE OF CONSTRUCTION
	PROPOSED SIDEWALK (SW)
	PROPOSED TRAVEL LANE
	UTILITY EASEMENT
	VALLEY GUTTER
	U.E.
	V.G.

NOTES:

1. STREET TREES MAY BE INSTALLED IN ACCORDANCE WITH SECTION 156.121 OF THE CITY OF PORT ST. LUCIE CODE OF ORDINANCES.
2. IN LIEU OF TWO 5' SIDEWALKS, ONE 8' PATH MAY BE SUBSTITUTED AS APPROVED BY THE PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT.
3. STREET LIGHT STYLE, HEIGHT, AND SPACING SHALL BE ADJUSTED TO MEET TPSL AND FPL LIGHTING STANDARDS.
4. STREET TREES AND LIGHTS WILL MEET FDOT CLEAR ZONE AND SIGHT DISTANCE REQUIREMENTS.
5. POSTED SPEED LIMIT: 25 MPH
6. PRIVATE ROADWAY OWNED AND MAINTAINED BY A PRIVATE ENTITY AND NOT THE CITY OF PORT ST. LUCIE.
7. SIDEWALKS SHALL NOT BE REQUIRED ON "DEAD-END" ROADWAYS WHERE THE LENGTH OF THE SIDEWALKS WOULD BE 200 FEET OR LESS.
8. VALVES SHALL NOT BE INSTALLED IN SIDEWALKS WITHOUT PRIOR PSLUSD APPROVAL.



RESIDENTIAL LOCAL 2-LANE ROADWAY - 80' ROW TYPICAL SECTION

N.T.S.

LOCATION OF SIDEWALKS MAY VARY.
FINAL LOCATION OF UTILITIES MAY BE
ADJUSTED FOR SPECIFIC CONDITION

SCALE: 1" = 10'
DATE: 2022-10-
DESIGNED BY: NMF
CHECKED BY: KR
FILE NAME: Exhibit-13B
1600 Sawgrass Corporate Pkwy. - Suite 400
Sunrise, Florida 33323

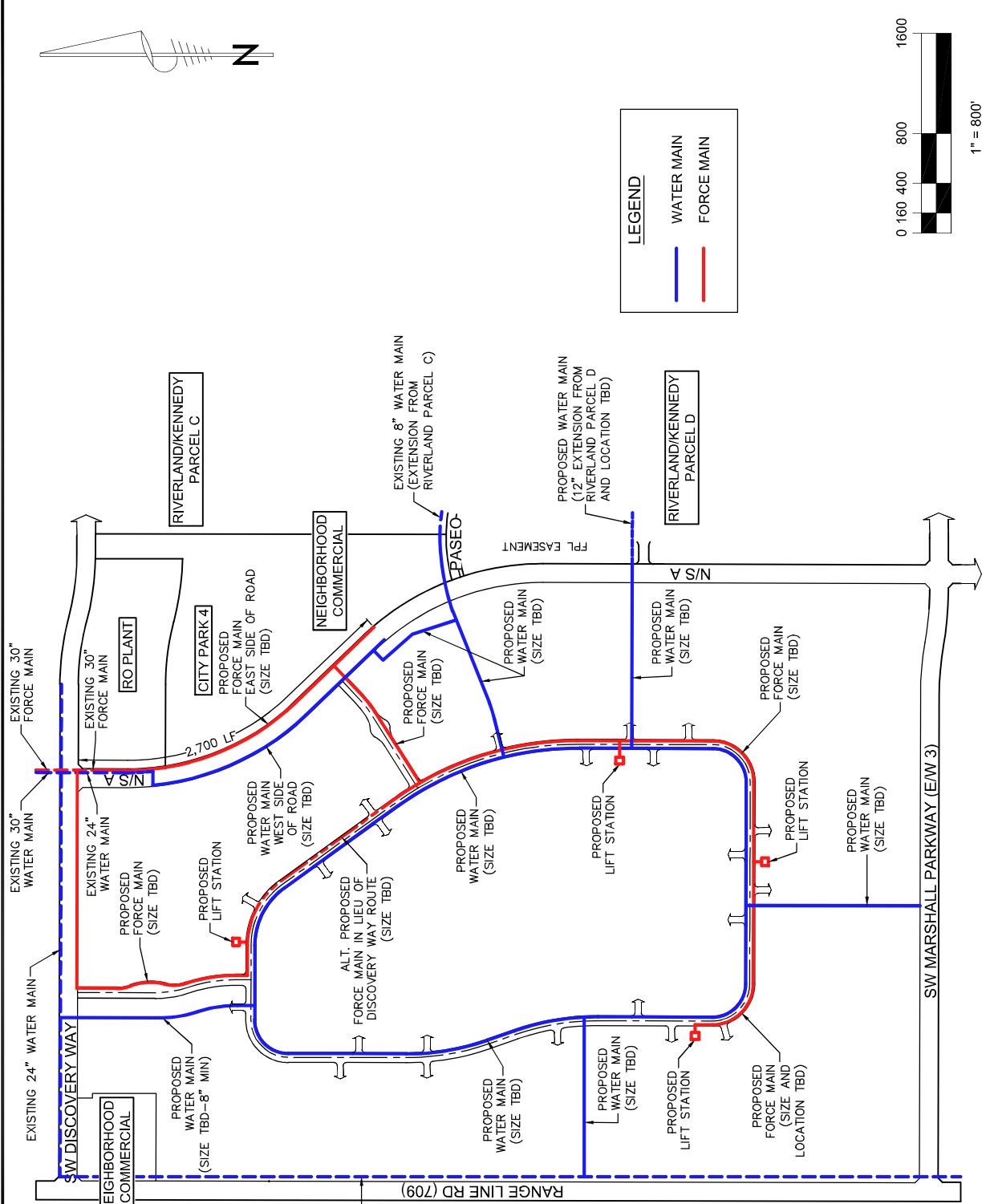
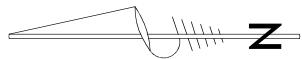
RIVERLAND MPUD - PARCEL E

Port St. Lucie, Florida

EXHIBIT - 13B

TYPICAL ROADWAY SECTION - 80' RIGHT-OF-WAY

(P22-311)
EXH-13B
PSLUSD # 5269
Page 30



SCALE: 1" = 500'
DATE: 2022-10-
DESIGNED BY MPP
CHECKED BY: KR
FILE NAME: . . .
6000 Sawgrass Corporate Pkwy. - Suite 400

RIVERLAND MPUD - P/A
Port St. Lucie, Florida
EXHIBIT - 14
WATER SERVICE PLAN

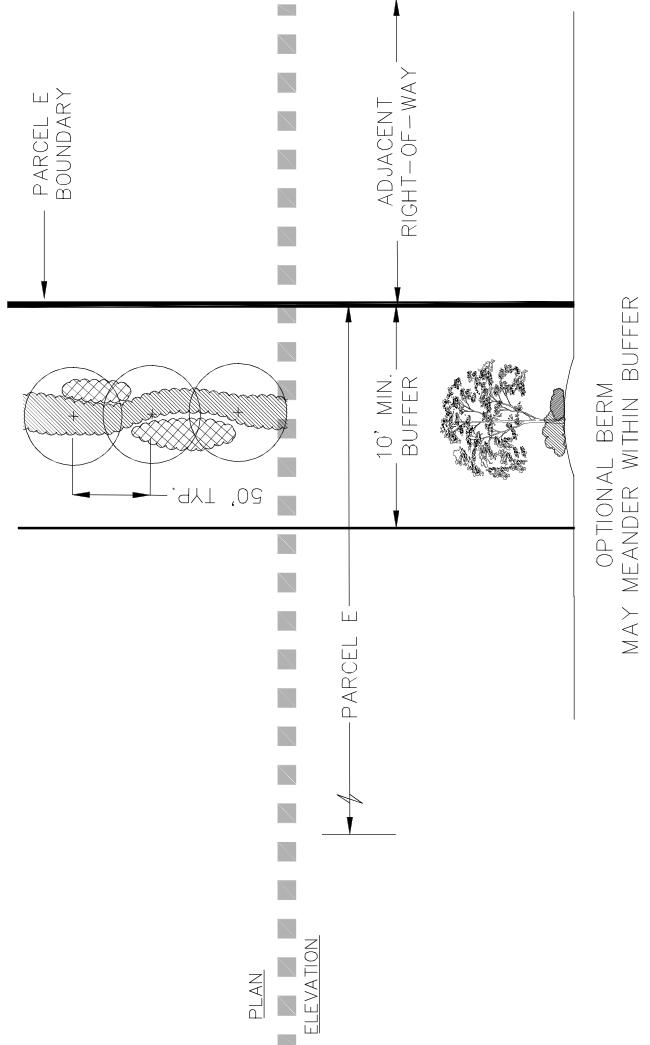
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Network\Architecture\Architecture\Landscape\Architecture\Riverland\MP\EXHIBITS\PARCEL E\2023-10\RL - Conceptual Plan - Parcel E.dwg

PERIMETER BUFFER SECTION (MINIMUM):

Planting for this buffer shall consist of:

- A landscape strip at least ten (10) feet in depth shall be located adjacent to all exterior rights-of-way and abutting properties, adjacent to the PARCEL Boundary, unless indicated otherwise.
- A Minimum of one (1) tree shall be provided for each thirty (30) linear feet of buffer, or fractional part thereof. Trees may be placed in any arrangement within the landscape strip provided that the spacing between tree trunks is no greater than fifty (50) feet.
- A continuous hedge shall extend the length of the landscape strip. One (1) shrub shall be required for each two (2) linear feet and the shrubs shall be at least twenty-four (24) inches in height at the time of certification. Spacing may be adjusted if smaller or larger material is provided. The remainder of the landscape strip shall be planted with grass, ground cover, shrubs, or other landscape treatment, excluding paving.
- Sidewalks and/or pathways may be permitted within the perimeter buffer so as long as there is 10' minimum clear for planting.



10' PERIMETER LANDSCAPE BUFFER

N.T.S.

RIVERLAND MPUD - PARCEL E

Port St. Lucie, Florida

EXHIBIT - 15

10' PERIMETER LANDSCAPE BUFFER DETAIL - Typical (MINIMUM)