

Exhibit "A"

**APPLICATION FOR CHANGE IN ZONING  
TO THE MPUD ZONING DISTRICT FOR  
THE ESTABLISHMENT OF THE  
LEGACY PARK (NORTH) @ SOUTHERN GROVE  
- MASTER PLANNED UNIT DEVELOPMENT (MPUD)**



TRADITION

EXHIBIT A

Master Planned Unit Development Rezoning Application  
City of Port St. Lucie Project Number: P22-176  
PSLUSD Project No: 11-900-21

(insert adoption month and date), 2022  
Ordinance No. 22-xxx



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**LEGACY PARK (NORTH) @ SOUTHERN GROVE  
- MASTER PLANNED UNIT DEVELOPMENT (MPUD)**

## **AMENDMENT SUMMARY**

*RESERVED FOR FUTURE USE*



LEGACY PARK (NORTH) @ SOUTHERN GROVES  
- MASTER PLANNED UNIT DEVELOPMENT (MPUD)

**SECTION 1A – MPUD APPLICATION**



**APPLICATION FOR PUD CONCEPT PLAN**

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

FOR OFFICE USE ONLY

**P&Z File No.** \_\_\_\_\_  
Fee (Nonrefundable) \$ \_\_\_\_\_  
Receipt # \_\_\_\_\_  
\_\_\_\_\_

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 Fee is nonrefundable unless application is withdrawn prior to advertising for the Planning and Zoning Board meeting.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

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

PROJECT NAME: Legacy Park (North) @ Southern Groves

OWNER(S) OF PROPERTY: Name Port St. Lucie Governmental Finance Corp.  
Address 121 SW PSL Blvd. Port St. Lucie Fla 34984  
STREET CITY STATE ZIP  
Phone 772-871-5212 Fax \_\_\_\_\_ Email: wmcurry@cityofpsl.com

APPLICANT OR AGENT OF OWNER: Name Culpepper & Terpening, Inc.  
Address 2980 South 25<sup>th</sup> Street Ft. Pierce Fla 34981  
STREET CITY STATE ZIP  
Phone 772-464-3537 Fax 772-464-9497 Email: dmurphy@ct-eng.com

LEGAL DESCRIPTION: SEE ATTACHED

PROPERTY TAX I.D. NUMBER: 4326-601-0003-000-9 (pt of) XXXX-XXX-XXXX-XXX-X XXXX-XXX-XXXX-XXX-X  
XXXX-XXX-XXXX-XXX-X XXXX-XXX-XXXX-XXX-X XXXX-XXX-XXXX-XXX-X  
XXXX-XXX-XXXX-XXX-X XXXX-XXX-XXXX-XXX-X XXXX-XXX-XXXX-XXX-X

Original Project (P) Number \_\_\_\_\_ Date Approved \_\_\_\_\_

PARCEL SIZE (GROSS AREA): 345 (MOL) Acres n/a Square Feet

LOCATION OF PROJECT SITE: Northeast corner of I-95 and SW Paar Drive

SUMMARY OF AMENDMENT: **TO RECLASSIFY THE NEXT PHASE OF THE LEGACY PARK @ SOUTHERN GROVE MIXED USE DEVELOPMENT AREA. THIS AREA IS TO BE REFERRED TO AS LEGACY PARK (NORTH) @ SOUTHERN GROVE MIXED USE DEVELOPMENT AREA.**

Dennis J. Murphy  
SIGNATURE OF APPLICANT

Dennis J. Murphy  
HAND PRINT NAME

May 10, 2022  
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. 02/26/20



LEGACY PARK (NORTH) @ SOUTHERN GROVES  
- MASTER PLANNED UNIT DEVELOPMENT (MPUD)

**SECTION 1B – AGENT AUTHORIZATION**

**PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION**  
121 SW PORT ST LUCIE BLVD  
PORT ST. LUCIE, FLORIDA 34984

**AGENT CONSENT FORM**

**PROJECT NAME:** LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD)

**PARCEL ID:** 4326-601-0003-000-9 (part of)

BEFORE ME THIS DAY PERSONALLY APPEARED \_\_\_\_\_ RUSS BLACKBURN, CHIEF EXECUTIVE OFFICER \_\_\_\_\_ WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

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 to all City, County and State permits for completion of the project indicated above. Furthermore, I hereby get consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use a commercial development.

**PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION**

By: \_\_\_\_\_  
Russ Blackburn, Chief Executive Officer

\*\*\*\*\*

**FURTHER AFFIANT SAYETH NOT:**

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 2022, by \_\_\_\_\_ who is personally known to me or who has produced \_\_\_\_\_ as identification.

Signature of Notary

Type or Print Name of Notary

\_\_\_\_\_ Commission Number (Seal)



LEGACY PARK (NORTH) @ SOUTHERN GROVES  
- MASTER PLANNED UNIT DEVELOPMENT (MPUD)

**SECTION 1C – STATEMENT OF UNIFIED CONTROL**

**PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION**  
121 SW PORT ST LUCIE BLVD  
PORT ST. LUCIE, FLORIDA 34984

**STATEMENT OF UNIFIED CONTROL**

**PROJECT NAME:** LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD)  
**PARCEL ID:** 4326-601-0003-000-9 (part of)  
**LEGAL DESCRIPTION:** SEE ATTACHED

I HEREBY DECLARE THAT, the LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD), as described in the attached Exhibit A, is under unified control and hereby agree to proceed with the proposed PUD development according to the provisions of the City of Port St. Lucie zoning regulations and conditions as may be attached to the zoning of the land to PUD. In addition, I will provide agreements, contracts, deed restrictions and such relevant securities as may be required by the City for completion of the development according to the design parameters approved at the time of rezoning to PUD, and also agree to provide continuing operation and maintenance of such areas, functions, and facilities as are not to be provided, operated or maintained at public expense. In addition, I agree to bind all successors in title to any commitments made hereunder in this paragraph.

**PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION**

By: \_\_\_\_\_  
Russ Blackburn, Chief Executive Officer

\*\*\*\*\*

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MEANS OF \_\_\_ PHYSICAL PRESENCE OR \_\_\_ ONLINE NOTIFICATION BY ALEX MUXO, JR., PRESIDENT OF THE ST LUCIE LANDS PROPERTY OWNER'S ASSOCIATION, INC., ON BEHALF OF THE ASSOCIATION. HE IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
COMMISSION NO. &  
EXPIRATION DATE

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME: \_\_\_\_\_



LEGACY PARK (NORTH) @ SOUTHERN GROVES  
- MASTER PLANNED UNIT DEVELOPMENT (MPUD)

## Exhibit A

### LEGAL DESCRIPTION

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

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 26 AND 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, THENCE RUN EAST ALONG THE SOUTH LINE OF SAID SECTION 26 A DISTANCE OF 1,066.294 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY (A 150.00 FOOT WIDE RIGHT-OF-WAY); THENCE NORTH 00°00'29" WEST, TO THE POINT OF INTERSECTION WITH THE SOUTHWEST CORNER OF TRACT B, SOUTHERN GROVE PLAT 38, AS REFERENCED IN PLAT BOOK 100, PAGE 13, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 197.731 FEET, TO THE POINT OF BEGINNING FOR THE FOLLOWING DESCRIBED PARCEL;

THENCE RUN NORTH 00°00'00" EAST, 93.75 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 3696.00 FEET AND A CENTRAL ANGLE OF 38°56'28"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 2,512.00 FEET; THENCE NORTH 38°56'28" WEST, A DISTANCE OF 387.35 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 6751.00 FEET AND A CENTRAL ANGLE OF 12°59'06"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 1,529.99 FEET; THENCE NORTH 25°57'22" WEST, A DISTANCE OF 331.92 FEET; THENCE NORTH 08°18'11" EAST A DISTANCE OF 44.31 FEET; THENCE NORTH 59°48'29" EAST A DISTANCE OF 963.382 FEET; TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1925.00 FEET AND A CENTRAL ANGLE OF 29°45'21"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 999.72 FEET; THENCE NORTH 89°33'50" EAST, A DISTANCE OF 1,297.78 FEET TO THE WEST RIGHT-OF-WAY LINE OF I-95 AND A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 24729.33 FEET AND A CENTRAL ANGLE OF 01°50'50"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 797.27 FEET; THENCE SOUTH 34°10'33" EAST, A DISTANCE OF 1712.64 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 6987.97 FEET AND A CENTRAL ANGLE OF 15°07'22"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 1844.42 FEET; THENCE SOUTH 70°00'00" WEST, A DISTANCE OF 2689.74 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 567.50 FEET AND A CENTRAL ANGLE OF 45°03'25"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 436.37 FEET; THENCE SOUTH 25°56'35" WEST A DISTANCE OF 15.95 FEET; TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 322.03 FEET AND A CENTRAL ANGLE OF 64°09'44"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 371.82 FEET; THENCE NORTH 89°59'43" WEST A DISTANCE OF 104.42 FEET; THENCE NORTH 44°59'52" WEST, A DISTANCE OF 42.428 FEET, TO THE POINT OF BEGINNING;

LESS CONSERVATION TRACT NO 6, ((WETLAND NO. 485) 0.419 ACRES +/-) AS DEPICTED ON SOUTHERN GROVE PLAT NO. 3, AS REFERENCED IN PLAT BOOK 61, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA,

CONTAINING 345.08 ACRES, MORE OR LESS.

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

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND/OR EASEMENTS OF RECORD.



LEGACY PARK (NORTH) @ SOUTHERN GROVES  
- MASTER PLANNED UNIT DEVELOPMENT (MPUD)

**SECTION 1D – BINDING PUD AGREEMENT**

**PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION**  
121 SW PORT ST LUCIE BLVD  
PORT ST. LUCIE, FLORIDA 34984

**Legacy Park North @ Southern Groves MPUD**

The property, as described in Section “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 M. 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 \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**WITNESS**

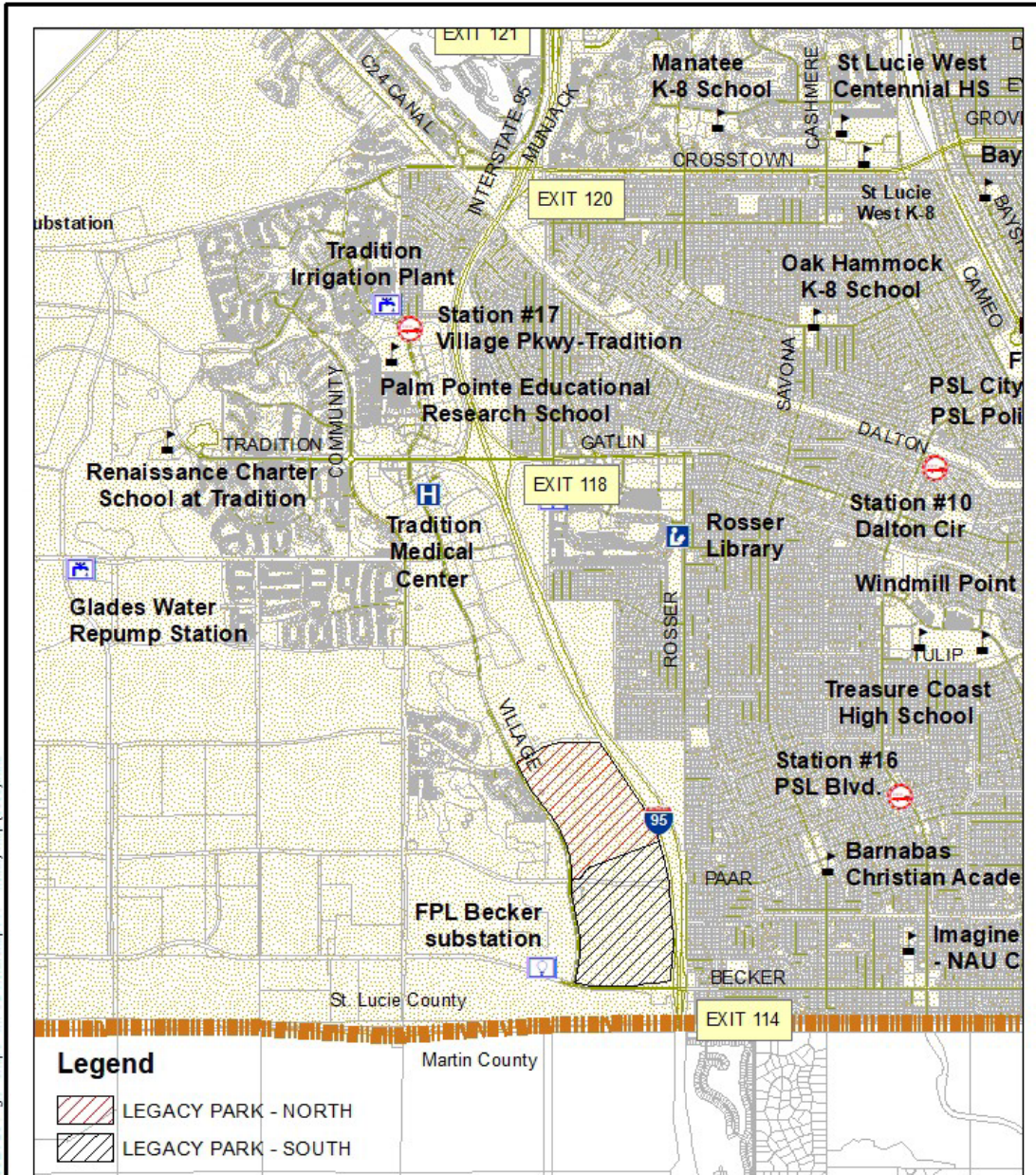
**PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION, INC.**

BY: \_\_\_\_\_

BY: \_\_\_\_\_  
Russ Blackburn, Chief Executive Officer

BY: \_\_\_\_\_

EXHIBIT 1A - LOCATION MAP



Document Path: P:\proj\2012\12\1248\gis files\21\_284 - gis - shape - MPUD North\Map A.1 - vicinity Map (10000).mxd

**Legend**

-  LEGACY PARK - NORTH
-  LEGACY PARK - SOUTH


**TRADITION REGIONAL BUSINESS PARK AT SOUTHERN GROVES**

**Legend**

-  Project Site
-  Southern Grove
-  Port St. Lucie

**Critical Facilities**

-  Fire
-  School
-  Health Care
-  Hospital
-  Library
-  Police Station
-  Sewer Facility



1 in = 5,000 ft

**EXHIBIT 1A VICINITY MAP**



CULPEPPER & TERPENING INC

EXHIBIT 2 – SITE AERIAL



Document Path: P:\Proj\202119 1-248\GIS files\21-284 - gis - shape - MPUD North\Map B-2 - Vicinity\Map (1000).mxd





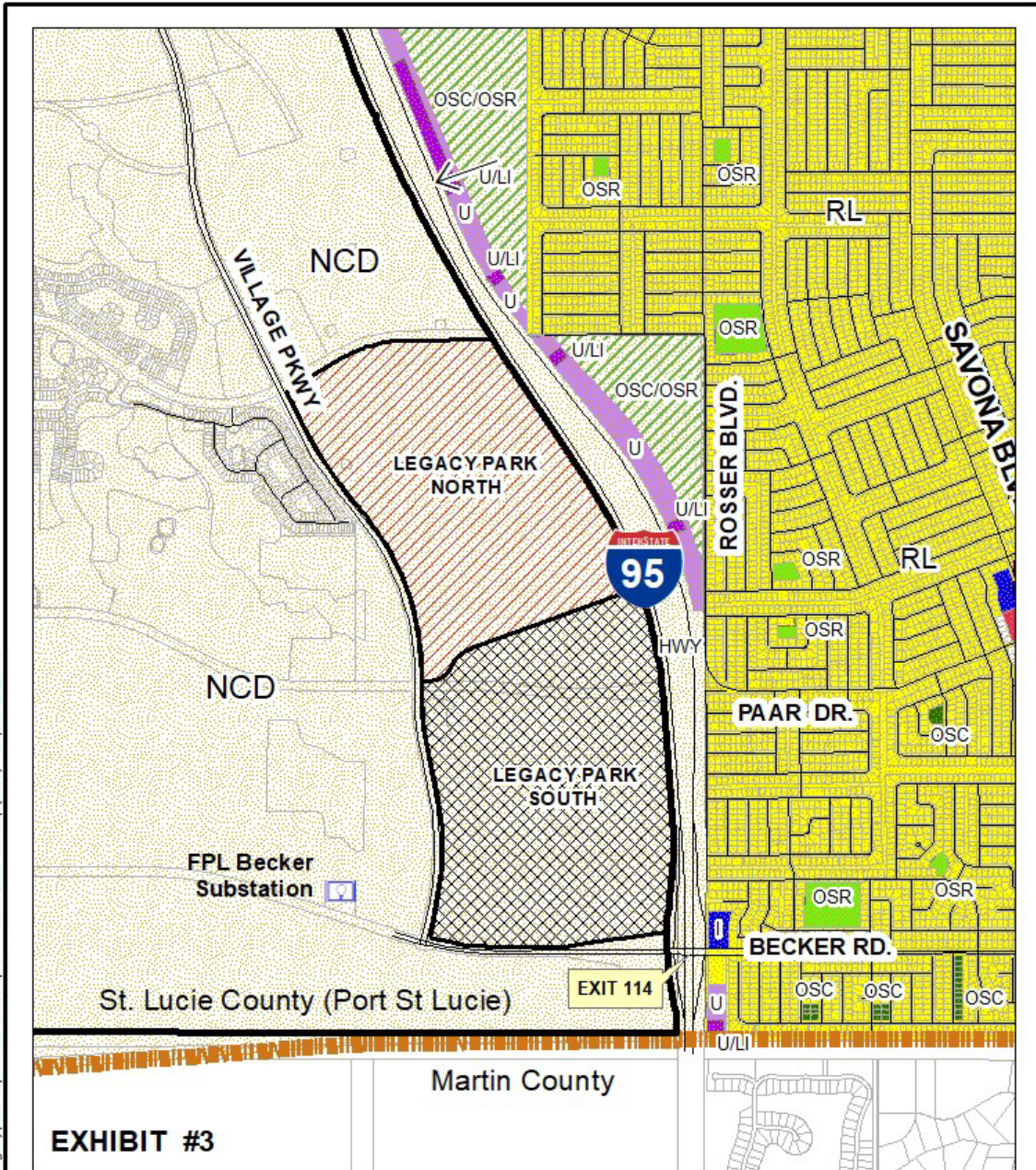
|   |   |   |
|---|---|---|
| <p><b>LEGACY PARK - NORTH<br/>AT SOUTHERN GROVES</b></p> <p><b>Legend</b></p> <p> MPUD South - base</p> <p> MPUD North - base</p> |  <p>1 in = 2,000 ft</p> | <p><b>EXHIBIT 2<br/>SITE AERIAL</b></p>  <p><b>CULPEPPER &amp;<br/>TERPENING INC</b></p> |
|---|---|---|

EXHIBIT 3 – AREA LAND USE MAP



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EXHIBIT #3













|  |   |   |   |  |
|--|---|---|---|--|
| <p><b>LEGACY PARK (NORTH)<br/>AT SOUTHERN GROVES</b></p>   |   | <p><b>Legend</b></p> <ul style="list-style-type: none"> <li> MPUD North - base</li> <li> MPUD South - base</li> <li> SOUTHERN GROVE</li> </ul> |  | <p><b>EXISTING FUTURE<br/>LAND USE MAP</b></p> |
| <p><b>FLU</b></p> <ul style="list-style-type: none"> <li> CG</li> <li> I</li> <li> RL</li> <li> NCD</li> </ul> | <p><b>LUCODE</b></p> <ul style="list-style-type: none"> <li> OSC/OSR</li> <li> OSR</li> <li> VLI</li> <li> OSC</li> </ul> |   |   |  |

EXHIBIT 4 - EXISTING ZONING MAP

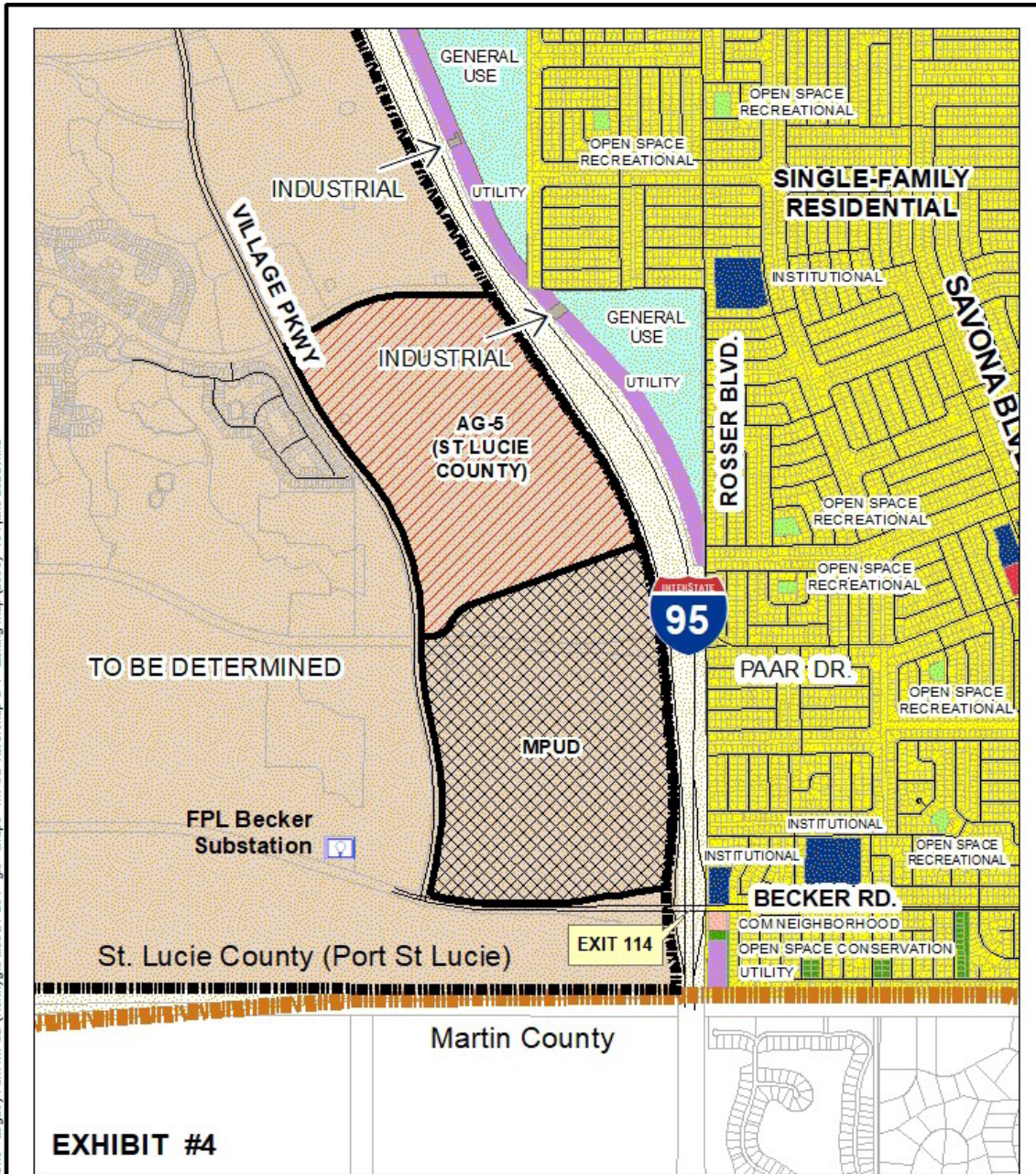


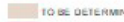


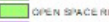








EXHIBIT #4

LEGACY PARK (NORTH)  
AT SOUTHERN GROVES

Legend

EXISTING ZONING

|   |                           |   |                         |
|---|---------------------------|---|-------------------------|
|  | NEIGHBORHOOD COMMERCIAL   |  | INSTITUTIONAL           |
|  | GENERAL USE               |  | OPEN SPACE CONSERVATION |
|  | INDUSTRIAL                |  | OPEN SPACE RECREATIONAL |
|  | GENERAL COMMERCIAL        |  | UTILITY                 |
|  | SINGLE-FAMILY RESIDENTIAL |   |                         |

-  MPUD North - base
-  MPUD South - base
-  Southern Grove



1 in = 2,000 ft

EXISTING  
ZONING MAP



Document Path: P:\Proj\2021\1248 Samsone - Legacy Park MPUD (North)\gis files\21\_264 - gis - shape - MPUD North\Map D.1 - Zoning Map (2000) - re v June 2022.mxd



**LEGACY PARK (NORTH) @ SOUTHERN GROVES  
- MASTER PLANNED UNIT DEVELOPMENT (MPUD)**

**SECTION 3 – MPUD APPLICATION - NARRATIVE**

The proposed *Legacy Park (North) @ Southern Grove MPUD* represents approximately 345 acres (mol) of the broader described area known as the *Southern Grove Jobs Corridor* that is located in the Southern Groves DRI area of the City of Port St. Lucie. The *Legacy Park (North) @ Southern Grove MPUD* represents an extension of the existing *Legacy Park (South) @ Southern Grove MPUD* (formerly referred to as the Tradition Regional Business Park at Southern Grove). The *Legacy Park (North) @ Southern Grove MPUD* is bounded on the west by SW Village Parkway; on the south by SW Paar Drive; on the north by the future SW Marshall Boulevard, and I-95 to east (refer to Exhibits 1A and 2). The *Legacy Park (North) @ Southern Grove MPUD* is intended to be one of the anchoring development activity areas for this critical community employment corridor.

This application for designation of the Mixed Use Planned Development (MPUD) zoning district to the properties described herein, is being filed consistent with the existing and approved Development of Regional Impact Order for the Southern Grove DRI (City Ord. No. 21-R136) and the current development policies and objectives of the City of Port St. Lucie Comprehensive Plan, in effect at the time of adoption of this MPUD (Summer 2022). This Master MPUD Manual will serve as the base planning document for the development of all land use activities within the project area.

In general, the land within the *Legacy Park (North) @ Southern Grove MPUD* is within a designated Employment Center sub-area as depicted on Map H, the master development plan for the Southern Grove DRI. Approximately thirty-two (32) acres located at the northwest corner of the MPUD is within a Neighborhood/Village Commercial sub-area. The proposed entitlements for the Legacy Park North MPUD include 3,675,000 square feet of industrial use; approximately 200,000 square feet of retail use, 80,000 square feet of office use, and up to 400 residential units. Retail entitlements are limited to 100,000 square feet in an Employment Center sub-district per 1.2.2.10 of the comprehensive plan. Specific permitted uses within the Employment Center sub-district and the Neighborhood/Village Commercial sub-district are identified in Section 6. Section 8 of this MPUD Manual depicts the Conceptual Land Use Plan for the *Legacy Park (North) @ Southern Grove MPUD*. Only those uses identified in Section 6 are to be permitted within the *Legacy Park (North) @ Southern Grove MPUD*.

[ END OF SECTION ]



LEGACY PARK (NORTH) @ SOUTHERN GROVES  
- MASTER PLANNED UNIT DEVELOPMENT (MPUD)

**SECTION 4 – GENERAL STANDARDS FOR ESTABLISHMENT OF MPUD DISTRICT**

Pursuant to Article X.5, Chapter 158, Section 158.187, of the City Code of Port St. Lucie, Florida, the following general standards are to be considered by the City when reviewing any application for change in zoning to the *Master Planned Unit Development (MPUD) Zoning District*.

**(A) Area Requirement:**

**The minimum size to rezone property under the Employment Center sub-area is 50 acres and the minimum size to rezone property under the Neighborhood/Village Commercial sub-area is 3 acres.**

The overall area of the *Legacy Park (North) @ Southern Grove MPUD* is 345 acres. Refer to Exhibit 7.

**(B) Relation to Major Transportation Facilities:**

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

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

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

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

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

**(D) Development of Regional Impact (DRI):**

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

This application for change in zoning to the Mixed Use Planned Development (MPUD) zoning district for the *Legacy Park (North) @ Southern Grove MPUD*, including any subsequent amendments hereto, is being filed consistent with the existing Final Development Order for the Development of Regional Impact known as the Southern Grove DRI (originally approved through City Ord No 20-R136) and with the development policies and objectives of the City of Port St. Lucie Comprehensive Plan, in effect at the time of submission of this application for MPUD. This MPUD document will serve as the base planning document for the development of all land use activities within this area.

**(E) Consistency with the City Comprehensive Plan.**

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

The *Legacy Park North @ Southern Grove MPUD* is consistent with the City's Comprehensive Plan. The total Employment Center sub-area is over 300 acres. Policy 1.2.2.10 requires a minimum size of



**LEGACY PARK (NORTH) @ SOUTHERN GROVES  
- MASTER PLANNED UNIT DEVELOPMENT (MPUD)**

50 acres. The Neighborhood/Village Commercial sub-area is approximately 32 acres and falls between the 3-acre minimum and the 35-acre maximum acre required by Policy. 1.2.2.4.

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

[ END OF SECTION ]



## SECTION 5 – SITE INFORMATION

### TOTAL ACREAGE:

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

|  |              |
|--|--------------|
| Gross Project Acreage:                       | 345.5        |
| • Employment Center Sub Area -               | 313.30 acres |
| • Neighborhood/Village Commercial Sub Area - | 32.20 acres  |
| Developable Acreage is approximately         | 237.5 acres  |
| • Streets / Roads (Primary) approximately    | 19 acres     |
| • Stormwater Lakes approximately             | 64 acres     |
| • General Open Space approximately           | 25 acres     |

### PHYSICAL CHARACTER OF THE SITE:

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

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

### RELATION TO MAJOR TRANSPORTATION FACILITIES:

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



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Consistent with the approved master plan for the South Grove DRI are, the *Legacy Park (North) @ Southern Grove MPUD* includes an identification for the reservation of lands associated with a future interchange with I-95. This interchange is not a projected development need resulting from this particular development proposal, but rather represents a larger service need as identified by the cumulative assessments of the broader southwestern annexation areas of the City. There presently are no scheduled plans for the construction of this interchange.

**RELATION TO UTILITIES, PUBLIC FACILITIES AND SERVICES:**

The *Legacy Park (North) @ Southern Grove MPUD*, property will be served by the City of Port St. Lucie Utilities Department for water & wastewater services; AT&T for backbone communications; Blue Stream Cable for backbone internet and cable service; and Florida Power & Light Company for electric service. All utilities within this PUD will be located underground.

**RELATION OF PEDESTRIAN/ BIKE PATHS**

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

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

A portion of the *Legacy Park (North) @ Southern Grove MPUD* development area will incorporate segments of the Tradition Trail Recreation Corridor which is intended to encourage multimodal connectivity throughout the community. Connection of the Tradition Trail to individual parcels within this MPUD will be addressed as part of the individual site plan review process, consistent with City of Port St. Lucie Code of Ordinances.

[ END OF SECTION ]]



## SECTION 6 – CONCEPTUAL MASTER PLAN AND REGULATION BOOK

The *Legacy Park (North) @ Southern Grove MPUD* represents approximately 345.5 acres of the broader described Southern Grove Jobs Corridor area. Approximately 313.30 acres is within a designated Employment Center sub-district as depicted on Map H, the master development plan for the Southern Grove DRI. Approximately thirty-two (32) acres located at the northwest corner of the MPUD is within a Neighborhood/Village Commercial sub-district. Land uses within the Employment Center sub-district may be characterized and divided into two (2) broad categories; the 'Business Park' and the 'Mixed Commercial' area. Individual uses within the Legacy Park (North) @ Southern Grove MPUD will include; warehouse/distribution, light industrial and manufacturing uses, commercial, office, regional retail, medical, restaurant, theaters, hotel, institutional, public use facilities and limited residential uses.

The *Legacy Park (North) @ Southern Grove MPUD* is intended to be one of the anchoring development areas for this critical community business corridor. When completed, the *Legacy Park (North) @ Southern Grove MPUD* will provide for approximately 3.7 million square feet of industrial use/space; approximately 200,000 square feet of mixed retail/office opportunity use and up to 400 residential units (limited to the Mixed Commercial Land Use sub-area). Refer to the Conceptual Development Plan for the *Legacy Park (North) @ Southern Grove MPUD*, as found in Section 8, for a graphic depiction of the overall proposed MPUD Development Plan.

The following subsections represents the base development standards and conditions that serve to define the development standards for the *Legacy Park (North) @ Southern Grove MPUD*.

### 1. Density/Intensity.

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

- A. approximately 3,675,000 square feet of industrial use/space
- B. approximately 200,000 square feet of retail use\*
- C. 80,000 square feet of office use
- D. up to 400 residential units
- E. institutional, civic, and recreation uses, including customary accessory uses.

\*Retail entitlements are limited to 100,000 square feet in an Employment Center subdistrict per 1.2.2.10 of the comprehensive plan.

### 2. Access.

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

Access to the Neighborhood/Village Commercial sub area and proposed mixed commercial areas along the perimeter of this MPUD will be via SW Village Parkway and shall be consistent City access management plans for this corridor. Uncontrolled or direct driveway access onto SW



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Village Parkway from the ‘mixed commercial’ use areas is to be discouraged, however, limited shared access driveways may be considered as part of individual site plan reviews.

The internal streets within this MPUD shall have street sections consistent with the examples shown in Section 10 of this master planning document. All proposed multi-lane roads within the *Legacy Park (South) @ Southern Grove MPUD* area may be built in phases, as may be approved or directed by the City of Port St. Lucie, except that where segments of the roads to be constructed include intersections with other arterial streets or roads (existing or proposed). In those instances, all intersection construction should be in accord with the ultimate designs for the roadway.

**3. Employment Center**

Purpose. The purpose of the employment center area shall be to locate and establish areas within the NCD 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. The following standards shall be met in designing employment center areas:

**A. Zoning (Lot) Regulations.**

a. Minimum lot size standards for those properties within the Employment Center sub-district of the Legacy Park (North) @ Southern Grove MPUD area as follows:

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

|                                |                       |                  |                 |
|--------------------------------|-----------------------|------------------|-----------------|
| Mixed Commercial               | Area: 20,000 sq. feet | 150 ft lot width | 150 ft frontage |
| Business Park:                 | Area: Min. 10 acres   | 150 ft lot width | 150 ft frontage |
| Multiple-Family (Stand Alone): | Area: Min 5 acres     | 150 ft lot width | 150 ft frontage |

**b. Minimum Setbacks:**

(i) For uses located in the ‘Business Park’ area of the Employment Center sub-district the following minimum yard setbacks are to be met:

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

(ii) For uses in the ‘mixed use commercial area’ of the Employment Center sub-district, the minimum setback for multi-family & non-residential uses are as follows:

In order to provide for a pedestrian oriented design in the ‘mixed-use commercial’ area, building setback and minimum yard requirements shall be established for each specific use as part of the required site plan review process. Where two or more multi-family buildings are situated upon a common parcel, any two buildings shall be separated by a minimum of twenty (20) feet. No residential building in the ‘mixed use commercial area’ shall have an effective length exceeding three hundred (300) feet.

To allow for connectivity and flexibility of design, a zero (0) foot setback may be allowed for buildings located adjacent to a shared property line between individual development sites, provided that each property owner acknowledges in writing the shared building condition and



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that all applicable fire and public safety construction standards are complied with.

c. Building Coverage (Development Parcel):

The maximum permitted building coverage on each development site is eighty (80) percent; provided that the maximum impervious surface area of the individual development site does not exceed ninety (90) percent of the gross lot area.

d. Building Height:

Except as may otherwise be addressed in this Manual, the maximum permitted building heights within the *Legacy Park (North) @ Southern Grove MPUD* is:

'Business Park' area

Non-residential ..... One hundred (100) feet.

'Mixed Use Commercial Area'

Non-Residential use only: ..... Forty-five (45) feet.

Residential (including mixed use residential)..... Sixty-five (65) feet

provided that steeples and similar architectural embellishments shall have a maximum height of one hundred (100) feet

e. Minimum Living Area:

'Business Park' area: 600 square feet (accessory use only)

'Mixed Use Commercial' area Studio apartment, five hundred (500) sq ft;

One (1) bedroom, six hundred (600) sq ft;

and 'Neighborhood Village': Two (2) bedroom, eight hundred (800) sq ft;

Three (3) bedroom, nine hundred (900) sq ft.

f. Density:

|  |                     |
|--|---------------------|
| Minimum Density of Residential Use Area: | 5.0 units/net acre  |
| Maximum Density of Residential Use Area  | 28.0 units/net acre |

g. Minimum Open Space Standard.

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. Off-Street Parking and Loading Requirements.

As set forth in Section 6.8.

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

- i. **Warehouse & Distribution Uses;** means a facility which has the primary purpose of storage and transfer of goods and products, but that does not include retail or wholesale operations\activities that are open for general public use.
- ii. **Warehouse Office Showroom Uses;** means a facility which has the combined uses of office and showroom or warehouse for the primary purpose of wholesale trade, display, and distribution of products. Uses seeking approval for this activity must provide a floor plan of the proposed building activity depicting:
  - **Office/Showroom use area:** means the portion of this use which provides area for the regular transaction of business and for the display of uncontainerized merchandise in a finished building setting.
  - **Warehouse/Distribution use area:** means the portion of this use which provides area for the transient storage of merchandise and materials in a warehousing setting.
- iii. **E-commerce warehousing and distribution;** including the receiving, storing, assembling, shipping, distributing, preparing, selling, and serving as pick-up/drop-off location for products, materials, food, grocery, and liquor items; parking, storage, and use (including driving into and through the building for loading, unloading and parking inside of the building) of automobiles, trucks, machinery, and trailers, including outdoor loading and unloading; outdoor storage of property, provided that any property storage shall be identified on the project site plan, screened from all adjacent properties, and shall not be located in any required parking area or circulation element for the project site on which the use is located; printing; making products on demand; warehouse and office use; ancillary and related uses for any of the foregoing.

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

adjustment shall apply at both the initial construction stage and with any requested change in use or zoning compliance review;

- iv. **Data Centers;** A data center is a building, a dedicated space within a building, or a group of buildings used to house computer systems and associated components, such as telecommunications and storage systems.
  - v. **Manufacturing, including the assembly, processing, packaging, warehousing and storing, of goods and materials manufactured or assembled on site;** including where up to 10% of the gross floor area may be used for administrative uses. If more than 10% of the floor area of any use identified in this paragraph is used for office or other administrative support or sales activities, additional parking is to be provided at the General Office rate for all areas in excess of the 10% base space allocation. This parking adjustment shall apply at both the initial construction stage and with any requested change in use or zoning compliance review.
  - vi. **Cold storage warehouse and pre-cooling plant;** including where up to 10% of the gross floor area may be used for administrative uses. If more than 10% of the floor area of any use identified in this paragraph is used for office or other administrative support or sales activities, additional parking is to be provided at the General Office rate for all areas in excess of the 10% base space allocation. This parking adjustment shall apply at both the initial construction stage and with any requested change in use or zoning compliance review. and; warehouse and office use; ancillary and related uses for any of the foregoing.
  - vii. **Food processing facility;** means a commercial operation that manufactures, packages, labels, or stores food for human consumption and does not provide food directly to the consumer and is operating under a federal or state inspection program. For the purpose of this definition, a food processing facility does not include those uses identified under NACIS Codes 3111; 3112; and 3116.
  - viii. **Bottling and Beverage Production Facilities;**
  - ix. **Packaging and Delivery Service or Uses.**
  - x. **Wholesale Trade, including the wholesale trade of alcoholic beverages;** - including where up to 10% of the gross floor area may be used for administrative uses. If more than 10% of the floor area of any use identified in this paragraph is used for office or other administrative support or sales activities, additional parking is to be provided at the General Office rate for all areas in excess of the 10% base space allocation. This parking adjustment shall apply at both the initial construction stage and with any requested change in use or zoning compliance review. This use category does not include wholesale membership clubs.
  - xi. **Public or semi-public facility or use;**
  - xii. **Medical Marijuana Dispensing Organizations;**
  - xiii. xv. **Buildings Supply (wholesale)**
  - xiv. **Food Products, wholesale storage and sales**
- C. For development activities that are located within the *Mixed Commercial Area*, as depicted on the Concept Plan found in Section 8, the following principal uses, and structures are



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permitted:

- i. Any **retail business, or personal service use** (including repair of personal articles, furniture, and household appliances) that is **conducted wholly within an enclosed building**, where any repair, processing or fabrication of products is clearly incidental to and restricted to on-premises sales activities;
- ii. **Office for administrative, business, professional or medical use;**
- iii. **Bank, Credit Union, or Savings and Loan Association**, including drive-thru (provided that any drive-thru or remote ATM or equivalent drive-thru dispensing equipment is not located in any required front yard and all vehicle queuing requirements of the City of Port St. Lucie are complied with);
- iv. **Pharmacy**, including drive-through (provided that any drive-thru is not located in any required front yard and all vehicle queuing requirements of the City of Port St. Lucie are complied with);
- v. **Restaurant** (including those uses that provide drive-through service and/or outdoor seating, provided that any drive-thru is not located in any required front yard and all vehicle queuing requirements of the City of Port St. Lucie are complied with);
- vi. **Gas Fueling** (excluding truck stops) and **electrical vehicle charging facilities;**
- vii. **Car wash, self-service or full service**, provided any such use is not located within 100 feet of a residential land use or development area;
- viii. **Recreation amusement facility;**
- ix. **Retail sales of alcoholic beverages for on and off premises consumption;**
- x. **Enclosed assembly area,**
- xi. **Multi-family housing;**
- xii. **Daycare center;**
- xiii. **Public facility or use.**

D. Special Exception Uses.

The following uses may be permitted in the *Business Park* area upon review and specific approval by the Port St. Lucie City Council through the Special Exception, or equivalent, process as set out in the City of Port St. Lucie Code of Ordinances and the Comprehensive Plan, as may be amended:

- Wireless communication antennas and towers with a maximum height of 150 feet, provided all other criteria as set forth in Section 158.213, City of Port St. Lucie Code of Ordinances, as may be amended from time to time, are complied with.
- Outside storage of materials and equipment. Outside storage of materials and equipment may be authorized on any property in the Business Park area, provided that all open storage areas shall be completely enclosed by an opaque wall having a minimum height of ten (10) feet, with no material placed so as to be visible beyond the height of said wall. Fencing (chain link or otherwise) is not to be use as a means of satisfaction for the opaque wall requirement of this section. Any screening wall shall be landscape in accord with the provisions of this Manual or the City of Port St Lucie Zoning Code, as may be amended, whichever is more restrictive. No inoperable or equipment or vehicles shall be stored on the project site.

E. Accessory Uses.

i. General Provisions:

Accessory structures and uses are permitted in connection with any principal permitted use, provided that all accessory structures or uses are in full compliance with all setback, height, building coverage and other applicable requirements. Except as provided below, in no case shall accessory uses, either separately or in combination, exceed more than ten (10) percent of the total floor area of the principal building, ownership or lease area, or ground area of any lot, whichever is more restrictive.

ii. Accessory Uses located within the *Mixed Commercial Area* shall:

1. not be located in that area extending from the front building line to the front property line, unless otherwise specifically provided for in this manual.
2. be located a minimum of five (5) feet from the rear property line, provided that ten (10) feet shall be provided when adjacent to a right-of-way.
3. Accessory uses as permitted by Section 158.217 of the City of Port St. Lucie Zoning Code are allowed in the residential area.

iii. Accessory Uses located within the Business Park Area:

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 for in this manual.
2. Accessory uses or structures shall be located a minimum of ten (10) feet from the rear property line. The minimum setback from the side property lines shall be three (3) feet, provided ten (10) feet shall be provided when adjacent to a right-of-way.
3. Retail sales/display areas that are accessory to a permitted manufacturing, wholesale or distributive use/activity
4. On site motor fueling as an accessory use to the primary or permitted use otherwise authorized by this Manual, provided that any such use is in compliance with all applicable SFWMD, FDEP and City requirements for on-site motor fueling activities.
5. One dwelling unit contained within the otherwise permitted proposed development use or activity which is incidental to, and designed as an integral part of, the principal structure (caretaker or security quarters).

F. Home Occupation:

A home occupation shall be permitted within any proposed residential use area located in the Mixed Commercial Area, subject to the provisions of Section 158.217(F) of the City of Port St. Lucie Code of Ordinances.

G. Fences and Walls:

i. General:

Unless otherwise limited by this Manual, all fences or walls to be located on property designated as being "Mixed Commercial" or "Business Park may consist of the following materials only:

- Chain Link,
- Masonry,
- Stone,
- Aluminum,
- Natural Wood,
- Vinyl Coated Steel or Polyester Powder Steel,
- Ornamental And,
- Imitation Wood.

Chicken wire or barbed wire fences (including barbed wire strands atop an otherwise permitted fence type) are not permitted.

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

Nothing in this Section shall serve to relieve any developer or development application from compliance with any private deed restrictions or limitations as may exist and be applicable to any property located within the Legacy Park (North) @ Southern Groves - Master Planned Unit Development area.

- ii. Fences/Walls to be Inside Property Line, Maintenance Responsibility:  
All fences/walls shall be erected inside the property line of the parcel on which they are located. Maintenance of the property on both sides of the fence shall be the responsibility of the property owner.
- iii. Fences/Walls Height:  
Unless otherwise addressed in this Manual, all fences or walls within the Legacy Park (North) @ Southern Groves - Master Planned Unit Development area shall comply with the following:
  - 1. In the Mixed Commercial Area, no fence or wall shall be of a height greater than eight (8) feet, as measured from the finished grade at the fence location.
  - 2. In the Business Park Area, no fence or wall, located within 25 feet of the perimeter property line of the lot or parcel on which it is located shall be of a height greater than ten (10) feet as measured from the finished grade at the fence or wall location.

#### **4. Neighborhood/Village Commercial Area**

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:

- (A) 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:
  - i. 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;

- ii. Office for business, professional or medical use;
- iii. Personal service uses, such as, bank or savings and loan association, dry cleaning or laundry pick-up station;
- iv. Enclosed assembly area;
- v. Restaurant (not including drive-in facilities) with outdoor seating and with or without an alcoholic beverage license for on premises consumption of alcoholic beverages;
- vi. Gas Service Facility (as separate use or in conjunction with a permitted use);
- vii. Park or playground or other public or private recreation or cultural facility;
- viii. Civic or cultural facility;
- ix. Townhouse dwelling;
- x. Multiple-family dwelling
- xi. Rental Community – single-family, duplex, villa, and townhome (excluding mobile homes)
- xii. Temporary sales trailers located upon the parcel for which sales activities are to be conducted;
- xiii. Public Facility Use
- xiv. Pharmacy including drive-through service

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

- i. 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.
- ii. Car wash, full service or self-service.

(C) Accessory Uses. As set forth in Section 158.217 of the City of Port St. Lucie Code of Ordinances.

(D) Minimum Lot Requirements and Residential Density.

- i. Multi-family Residential, Townhouse Dwelling, and Rental Community: The minimum density shall be five (5) dwelling units per acre, and the maximum density shall be twenty-eight units per acre.
- ii. Townhouse dwelling. A minimum lot size of one thousand (1,400) square feet and width of eighteen (18) feet.
- iii. Non-residential: A minimum of twenty thousand (20,000) square feet and a minimum width of one hundred and fifty (100) feet.

(E) Maximum Building Coverage.

- 1) Townhouse. Sixty (60) percent provided that the maximum impervious surface does not exceed eighty (80) percent.
- 2) All Other uses. Eighty (80) percent provided that the maximum impervious surface does not exceed ninety (90) percent.

- (F) 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.
- (G) Maximum Building Height.
- i. Residential: Fifty (50) feet.
  - ii. Non-residential: Fifty (50) feet, provided that steeples and similar architectural embellishments shall have a maximum height of one hundred (100) feet.
  - iii. Minimum Living Area for Townhouse, Duplex, Cottage, Multiple-family dwellings:
  - iv. Studio apartment, five hundred (500) square feet;
  - v. One (1) bedroom, six hundred (600) square feet;
  - vi. Two (2) bedroom, seven hundred (700) square feet;
  - vii. Three (3) bedroom, eight hundred (800) square feet.
- (H) Setback Requirements and Buffering.
- i. Setback for multiple-family, rental community, and non-residential uses. In order to provide for a pedestrian oriented streetscape design, all setback requirements shall be established for each specific use as part of the site plan review process. 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.
  - ii. 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.
  - iii. 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.
  - iv. 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.
  - v. Rental Community: Where two or more rental buildings are situated upon a parcel, any two buildings shall be separated by a minimum of ten (10) feet. Rental townhome buildings shall be separated by a minimum of fifteen (15) feet.
- (I) 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.
- (J) Off-Street Parking and Loading Requirements. As set forth in Section 6.8.
- (K) Site Plan Review. Multi-family, rental community, 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.

- (L) 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
- (M) Home Occupation. A home occupation shall be permitted within any proposed residential use area located in the Mixed Commercial Area, subject to the provisions of Section 158.217(F) of the City of Port St. Lucie Code of Ordinances.
- (N) Fences and Walls. As set forth in Section 158.216 of the City of Port St. Lucie Code of Ordinances.

**5. Provisions for Vehicular and Pedestrian Circulation.**

An on-site pedestrian circulation system which links the adjoining street(s) to the primary entrance(s) of the structure or structures on the site shall be provided (depicted) with each conceptual or final site plan. Sidewalks, or other on-site pedestrian ways, must connect to any sidewalk or pedestrian system in an adjacent street or road right-of-way (existing or proposed) that is found along the perimeter of any development parcel.

In the "Mixed Commercial" and "Neighborhood Village" areas, sidewalks or pedestrian ways must connect to, or provide for the potential to be connected to, any existing, or proposed sidewalk consistent with the overall pedestrian circulation network of the Southern Grove DRI. This connectivity requirement applies to any onsite pedestrian system on adjacent development sites, if adequate safety and security can be maintained, for the proposed development site under site plan review. The City of Port St. Lucie shall be the determining authority in the event that there are questions if adequate safety and security can be maintained.

The pedestrian circulation system must be hard-surfaced, ADA compliant, and be at least five (5) feet in width. Interconnectivity is encouraged between parcels but is not mandated for properties with specific security requirements. The City of Port St. Lucie shall be the determining authority in the event that there are questions if adequate safety and security can be maintained.

Segments of the 'Tradition Trail' may interface with the proposed Open Space / Lake Areas of the *Legacy Park (North) @ Southern Grove MPUD* area as generally depicted on the Conceptual MPUD Plan (Section 8 of this Manual) and there may be connections with other internal pedestrian circulation networks in the 'Mixed-Use' area found within the development. A landscaped fence or wall may be utilized to separate the private development areas from the public trail system.

Public access to the secondary trail system shall be encouraged for those properties in which public accessibility compliments the proposed development use and activity.

**6. Transit Oriented Design Features.**

Reserved

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

**A. Parking Requirements - General.**

Each building, use, or structure shall be provided with on-street and/or off-street parking and

service facilities in accordance with the provisions set forth in Chapter 158, Code of Ordinances of the City of Port St. Lucie. To the extent that a use is not identified below, the parking requirements shall be in accordance with Chapter 158, Code of Ordinances of the City of Port St. Lucie.

- B. On-street parking spaces shall be directly and fully adjacent to a site and available to the development concurrent with any request for use authorization. As applied to the *Legacy Park (North) @ Southern Grove MPUD*, the following specific parking standards may be applied to uses in the 'Business Park' area in lieu of the general City standards. For any listed permitted use as found in Paragraph 4a above, that is not identified below, the standard City parking ratios shall apply.
- i. **Warehouse & Distribution Uses –**  
One space for each five hundred (500) square feet of gross floor area up to ten thousand (10,000) square feet, and one additional space for each additional two thousand (2,000) square feet. This applies individually to each business in a warehousing complex and includes up to 10% of the gross floor area for administrative support uses and activities.
  - ii. **Warehouse with Office/ Showroom Uses (includes wholesale use and activities)–**
    - Office/Showroom area: means the portion of this use which provides area for the regular transaction of business and for the display of uncontainerized merchandise in a finished building setting. Parking shall be provided at a ratio of one space for each six hundred (600) square feet of office and product showroom space
    - Warehouse distribution area: means the portion of this use which provides area for the transient storage of merchandise and materials in a warehousing setting. One space for each two thousand (2,000) square feet of floor area
  - iii. **E-Commerce Warehousing and Distribution –**  
One space for each five hundred (500) square feet of gross floor area up to ten thousand (10,000) square feet, and one additional space for each additional two thousand (2,000) square feet. This applies individually to each business warehousing complex and includes up to 10% of the gross floor area for administrative support uses and activities.
  - iv. **Data Centers; –**  
1 space per 5,000 sq. ft.; plus 1 space per 250 sq. ft. of office space exceeding 10% of gross floor area.
  - v. **Manufacturing**, includes the assembly, processing, packaging, warehousing and storing, of goods and materials manufactured or assembled on site; –  
2 spaces per 1,000 sq. ft. of first 10,000 sq. ft.; plus 1 space per 1,000 sq. ft. over 10,000 sq. ft.; plus 1 space per 250 sq. ft. of office space exceeding 10% of gross floor area.
  - vi. **Cold storage warehouse and pre-cooling plant; –**  
One space for each five hundred (500) square feet of gross floor area up to ten thousand (10,000) square feet, and one additional space for each additional two

**LEGACY PARK (NORTH) @ SOUTHERN GROVES  
- MASTER PLANNED UNIT DEVELOPMENT (MPUD)**

thousand (2,000) square feet. This applies individually to each business in a warehousing complex and includes up to 10% of the gross floor area for administrative support uses and activities.

vii. **Food processing facilities; –**

2 spaces per 1,000 sq. ft. of first 10,000 sq. ft.; plus 1 space per 1,000 sq. ft. over 10,000 sq. ft.; plus 1 space per 250 sq. ft. of office space exceeding 10% of gross floor area.

C. As applied to the *Legacy Park (North) @ Southern Grove MPUD*, the following specific parking standards may be applied to uses in the "Neighborhood Village" and "Mixed Use" areas in lieu of the general City standards. For any listed permitted use as found in Paragraph 8a above, that is not identified below, the standard City parking ratios as identified in the City Zoning Code shall apply.

i. Retail and office uses, including medical:

4 spaces per 1,000 sq. ft.

ii. Restaurant (stand-alone):

1 space per 100 sq. ft. of gross floor area. Additional parking shall be required for an outdoor seating area when the outdoor seating area exceeds twenty-five (25%) percent of the gross floor area of an approved restaurant structure.

iii. Mixed-use Commercial Centers, including restaurants:

Standards are to be reviewed based on the mix of individual uses proposed at the time of site plan review.

iv. Hotels:

1 space for each guest room, plus 1 space for each ten guest rooms

D. All required parking shall be located on the same lot as the principal use(s) it serves, except as otherwise provided below.

E. On-site parking may be reduced where on-street parking spaces are directly and fully adjacent and available to a lot.

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

a. The use being served by the off-site parking shall be a permitted principal use as established in Section 4.

b. The off-site parking spaces shall be located within 750 feet walking distance of an entrance to the structure or land area containing the use for which such spaces are required. A safe, direct, attractive, lighted and convenient pedestrian route shall exist or be provided between the off-site parking and the use being served.

c. The continued availability of off-site parking spaces, necessary to meet the requirements of this Section, shall be ensured by an appropriate reciprocal easement, satisfactory to the Office of the City Attorney and recorded with the Clerk of the Circuit Court of St. Lucie County, Florida; and

- d. For purposes of determining applicable minimum and maximum land use intensities, the land area devoted to off-site parking shall be added to the land area of the lot containing the use being served by such parking and shall be subtracted from the area of the lot containing the off-site parking.
- e. Off-site required off-street parking shall not be separated from the use it serves by arterial or collector streets, as shown on the MPUD Concept Plan, or other similar physical barriers to convenient access between the parking and the use.
- f. The provision of off-site required off-street parking shall not apply to residential uses, except for on-street parking spaces directly and fully adjacent and available to a residential site.

**F. Determination for Unlisted Uses or Alternative Parking Ratios.**

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

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

**H. Off Street Loading (Service Delivery Areas).**

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

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

For qualified targeted industries as identified per Policy 8.3.1.3 of the Comprehensive Plan

(as may be amended), parking standards in situations where an applicant can sufficiently demonstrate that a particular situation where upon submission of adequate technical justification such as independent parking analyses, application of ULI or ITE parking standards, or similar justification, alternative off street loading requirements may be considered as part of the site plan review process.

I. Truck staging or parking in a public right-of-way:

Truck staging or parking in any public right-of-way in the *Legacy Park (North) @ Southern Grove MPUD* is specifically prohibited. Long term storage or trailers (box or flatbed, including box containers) is specifically prohibited.

**8. Landscaping, Buffering and Architectural design Requirements .**

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

A. General - Plant Materials

- i. Tree species height spread and minimum clear trunk and shrub heights shall meet or exceed the minimum specified by the USDA's Grades and Standards for Nursery Stock, current edition. Each tree in a grouping shall be counted separately.
- ii. Tree species shall be a minimum of fourteen (14) feet overall height when planted with a minimum four (4) foot spread in accordance with the USDA's Grades and Standards for Nursery Stock, current edition.
- iii. Existing plant material used to meet the intent of this section and Chapter 154, City of Port St. Lucie Code of Ordinances, will not have to be of a quality comparable to Florida No. 1 since this material was not nursery grown.
- iv. No more than 25% of the required trees may be palm trees.
- v. A minimum of 50% of all required trees shall be native species

B. For sites located within 300 feet east of SW Village Parkway, 300 feet north of SW Paar Drive and, 300 feet of SW Marshall Blvd., as depicted on the MPUD Concept Plan, and for all building sites in the 'Business Park' area that provide for buildings more than 100,000 square feet in area, open areas intended for future building expansion may be hydro-seeded.

C. Easement and Utility Area Landscaping:

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

D. Parking lot landscaping shall be in accordance with Chapter 154, City of Port St. Lucie Code of Ordinances, as may be amended, except that ten (10) foot parking islands shall be required to break up rows in groups of twelve (12) contiguous spaces. In those instances where truck and trailer parking requirements make the provision of interior landscape islands impracticable, alternative landscaping designs may be considered through the site plan review process.

E. Landscape Buffer Requirements:

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

- i. No fence or wall shall be required in a landscape buffer strip unless it is determined as part of site plan review process that a fence or wall is required to address incompatible uses or to provide visual screening.
- ii. Any perimeter fence or wall shall be located so as to permit reasonable access to both sides of the fence or wall for landscape maintenance purposes.
- iii. Perimeter landscape buffers in the Mixed Commercial area may be a minimum of five (5) feet between adjacent parcels where parking areas are interconnected, provided an area equal to a ten (10) foot buffer is provided elsewhere on site. If a zero (0) foot building setback is allowed for shared property lines between developments, perimeter landscaping may apply to the entire site rather than each individual lot provided each property owner acknowledges in writing.
- iv. A foundation landscape strip that is at least five (5) feet in depth shall be located between a building and a parking space, driveway or a sidewalk.
  - 1) Where the rear of the building is not generally visible to the general public, such as a strip commercial center or loading dock, there shall be no requirement for a landscape strip to be located between vehicular use areas and building.
  - 2) Where the proposed development use or activity is a material distribution center making use of long walled loading dock conditions, foundation landscape strips shall not be required.
- v. 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.
- vi. A minimum 25 foot wide landscape buffer area shall be provided along the perimeter of all truck court and trailer storage areas. This buffer area may include any required PUE.

**F. Alternative Landscape Option:**

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

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

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

**G. Compliance with Tradition Design Review Landscape Standards:**

All proposed development within the Legacy Park (North) @ Southern Grove MPUD is subject to the landscape and design standards of the Tradition/Southern Grove Community Development District.

Development activities in the Business Park area may choose to relocate a portion of their required interior landscape materials to the perimeter of the property to enhance, further

buffer and insulate the project from adjacent uses/properties and rights-of-ways. The total required plant quantities and specifications shall be compliant with all Tradition Development Review Committee (TDRC) landscape guidelines. Per agreement with the Tradition Development Review Committee, (Summer 2022) the TDRC requirement of a 14' minimum height on trees must be maintained, however so long as height is at least 14', the minimum tree caliper does not need to be 4" and, single perimeter hedging is deemed acceptable between individual users, but double hedge planting requirements still apply along major roadway frontage.

Approval of an Alternative Landscape Plan does not relieve any property owner/development interest of compliance with any applicable private development regulations as may be applicable to the proposed development site within the Legacy Park (North) @ Southern Grove MPUD.

- H. **Required Screening for Dumpsters and Ground Located Mechanical Equipment:**  
A minimum, six-foot masonry buffer wall shall be required to screen dumpsters and ground located mechanical equipment. This screening shall be designed as both a visual barrier and a noise barrier. Where dumpsters and mechanical equipment are visible from a public right-of-way, a five-foot landscape strip shall be required around the outside of the buffer wall.

No ground mounted/placed air conditioning condensing and/or compressor units shall be located on any side of a building that faces a street right-of-way.

Where applicable, buffering shall be provided in accordance with the landscaping requirements of Chapter 154, City of Port St. Lucie Code of Ordinances, as may be amended.

- I. **Required Screening for Rooftop Mechanical and Ventilations Equipment:**  
Rooftop mechanical and ventilation equipment must be screened on all sides of a building with a parapet wall or other integrated architectural element that is part of the overall building design from a perspective that is 6 feet above grade for a distance of at least 300 feet. Parapet walls shall be at least 24" in height. Alternative methods of camouflage for rooftop equipment may be considered as part of the individual buildings site plan review processes, subject to a determination by the City that the intent of this screening requirement is being met along with an indication of satisfactory compliance with the Tradition Community Architectural Standards (or equivalent regulation) as administered by the Tradition Design Review Committee (or equivalent organization).

- J. **Required Screening for Meter Banks for Multi-Tenant Buildings:**  
Screening may be 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.

- K. **Lighting:**  
Where artificial outdoor lighting is provided, it shall be designed and arranged so that no source of the lighting will be a visible nuisance to any adjoining property used or zoned for a residential purpose. In addition, the lighting shall be designed and arranged so as to shield public streets and highways and all adjacent properties from direct glare or hazardous interference of any kind.

The maximum allowable mounting height of all outdoor lighting fixtures in the

'Neighborhood Village' and 'Mixed Commercial' areas shall not exceed 25 feet above grade or pavement.

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

All Port St. Lucie Utility Service Department (PSLUSD) pipes shall be a minimum of 5' horizontal separation from all other underground utilities, including light poles, and shall have a minimum of 18" vertical separation including footers. (All measurements are taken from outside to outside)

## **9. Utilities.**

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

### **B. Proposed Sanitary Sewer System:**

The proposed *Legacy Park (North) @ Southern Grove MPUD* is located within the City of Port St. Lucie Sewer Service Area. The proposed Sanitary Sewer System for the *Legacy Park (North) @ Southern Grove MPUD* project will consist of a combination of gravity and pressurized Sanitary Sewer Mains, which will flow into the proposed on-site sewage pump (lift) stations which will connect into the existing 16" Sewer Force Main along SW Village Parkway. The Master Plan, as presented (refer to Section 8), proposes no more than one City owned (maintained) utility lift station, unless otherwise addressed through mutual agreement between the City of Port St. Lucie and the site developer.

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

### **C. Proposed Water Distribution System:**

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

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

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

**10. Wetlands and Uplands.**

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

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

**11. Stormwater.**

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

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

**12. Hours of Operation Limitation:-**

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

**13. Variances:-**

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

**14. Access Management:**

Access management considerations within the Legacy Park (North) @ Southern Grove MPUD, take into account; traffic type, vehicle type and driveway demand. Based on the projected vehicle impacts in the Legacy Park (North) @ Southern Grove MPUD, the following driveway spacing standards shall apply to all development applications (excluding public utility services) within the Legacy Park (North) @ Southern Grove MPUD:

| 2 Lane Roadways (With or Without Center Turn Lane) |  |                         |               |
|--|--|-------------------------|---------------|
|  |  | Driveway Operation Type |               |
|  |  | Right In/ Right Out     | Full Movement |
| Spacing from                                       |  |                         |               |
| Driveways – either side of street <sup>1</sup>     |  | 150 ft                  | 300 ft        |
| Intersections                                      |  | 150 ft                  | 300 ft        |

Notes: 1.) driveways limited to right in/ right out shall be modified to prevent left turn movements

| 4 (or more) Lane Roadways (Planned or Existing) |  |                         |               |
|---|--|-------------------------|---------------|
|   |  | Driveway Operation Type |               |
|   |  | Right In/ Right Out     | Full Movement |
| Spacing from:                                   |  |                         |               |
| Driveways – either side of street <sup>1</sup>  |  | 150 ft                  | 500 ft        |
| Intersections                                   |  | 150 ft                  | 500 ft        |

Notes: 1.) driveways limited to right in/ right out shall be modified to prevent left turn movements

Driveway Access to SW Village Parkway is subject to compliance with the City's Engineering Standards Manual.

**15. Temporary Uses:**

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

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

[ END OF SECTION ]



**LEGACY PARK (NORTH) @ SOUTHERN GROVES  
- MASTER PLANNED UNIT DEVELOPMENT (MPUD)**

**SECTION 7 – LEGAL DESCRIPTION**

**LEGAL DESCRIPTION**

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

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 26 AND 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, THENCE RUN EAST ALONG THE SOUTH LINE OF SAID SECTION 26 A DISTANCE OF 1,066.294 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY (A 150.00 FOOT WIDE RIGHT-OF-WAY); THENCE NORTH 00°00'29" WEST, TO THE POINT OF INTERSECTION WITH THE SOUTHWEST CORNER OF TRACT B, SOUTHERN GROVE PLAT 38, AS REFERENCED IN PLAT BOOK 100, PAGE 13, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 197.731 FEET, TO THE POINT OF BEGINNING FOR THE FOLLOWING DESCRIBED PARCEL;

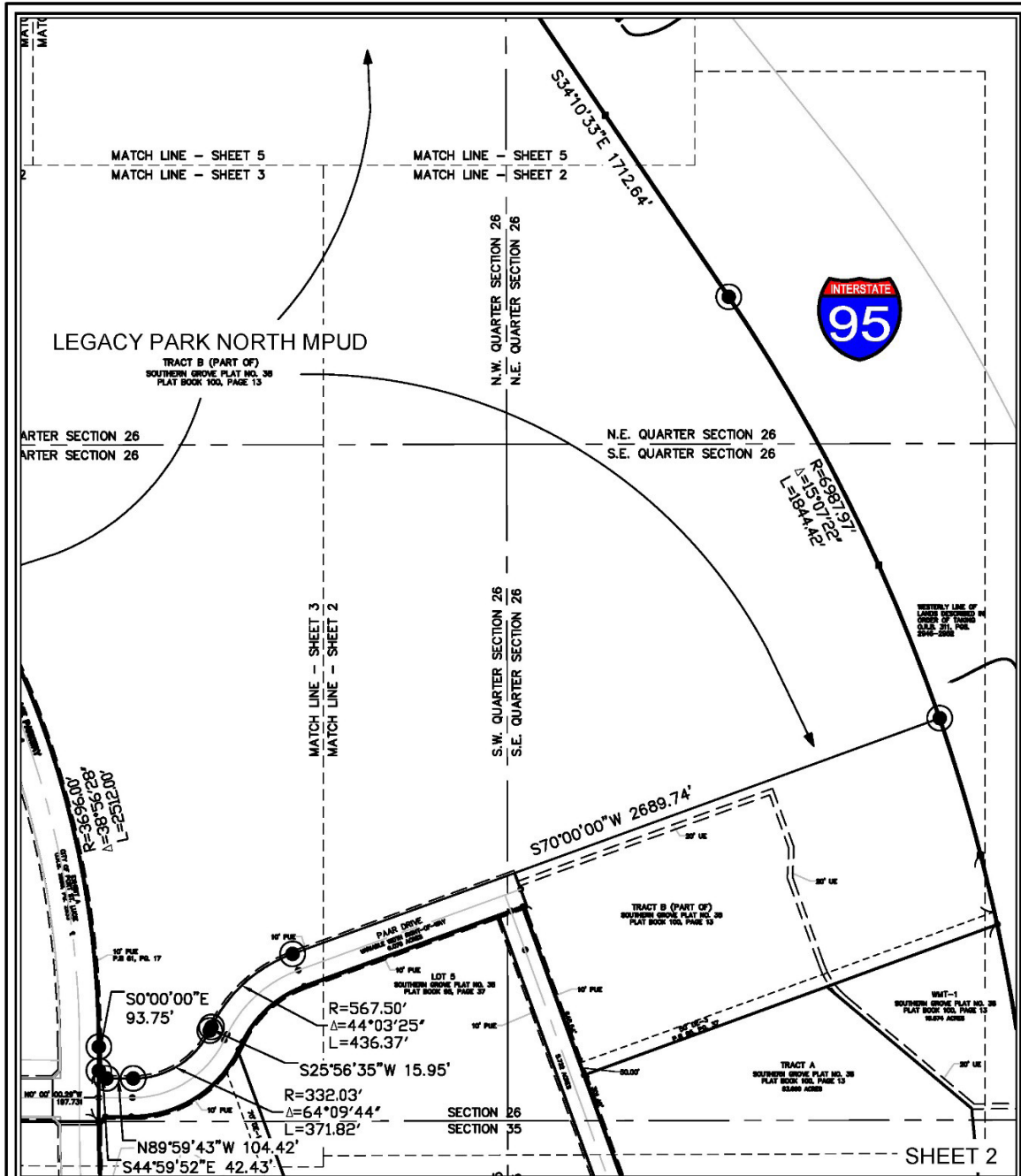

THENCE RUN NORTH 00°00'00" EAST, 93.75 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 3696.00 FEET AND A CENTRAL ANGLE OF 38°56'28"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 2,512.00 FEET; THENCE NORTH 38°56'28" WEST, A DISTANCE OF 387.35 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 6751.00 FEET AND A CENTRAL ANGLE OF 12°59'06"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 1,529.99 FEET; THENCE NORTH 25°57'22" WEST, A DISTANCE OF 331.92 FEET; THENCE NORTH 08°18'11" EAST A DISTANCE OF 44.31 FEET; THENCE NORTH 59°48'29" EAST A DISTANCE OF 963.382 FEET; TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1925.00 FEET AND A CENTRAL ANGLE OF 29°45'21"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 999.72 FEET; THENCE NORTH 89°33'50" EAST, A DISTANCE OF 1,297.78 FEET TO THE WEST RIGHT-OF-WAY LINE OF I-95 AND A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 24729.33 FEET AND A CENTRAL ANGLE OF 01°50'50"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 797.27 FEET; THENCE SOUTH 34°10'33" EAST, A DISTANCE OF 1712.64 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 6987.97 FEET AND A CENTRAL ANGLE OF 15°07'22"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 1844.42 FEET; THENCE SOUTH 70°00'00" WEST, A DISTANCE OF 2689.74 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 567.50 FEET AND A CENTRAL ANGLE OF 45°03'25"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 436.37 FEET; THENCE SOUTH 25°56'35" WEST A DISTANCE OF 15.95 FEET; TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 322.03 FEET AND A CENTRAL ANGLE OF 64°09'44"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 371.82 FEET; THENCE NORTH 89°59'43" WEST A DISTANCE OF 104.42 FEET; THENCE NORTH 44°59'52" WEST, A DISTANCE OF 42.428 FEET, TO THE POINT OF BEGINNING;

LESS CONSERVATION TRACT NO 6, ((WETLAND NO. 485) 0.419 ACRES +/-) AS DEPICTED ON SOUTHERN GROVE PLAT NO. 3, AS REFERENCED IN PLAT BOOK 61, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA,

CONTAINING 345.08 ACRES, MORE OR LESS.

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

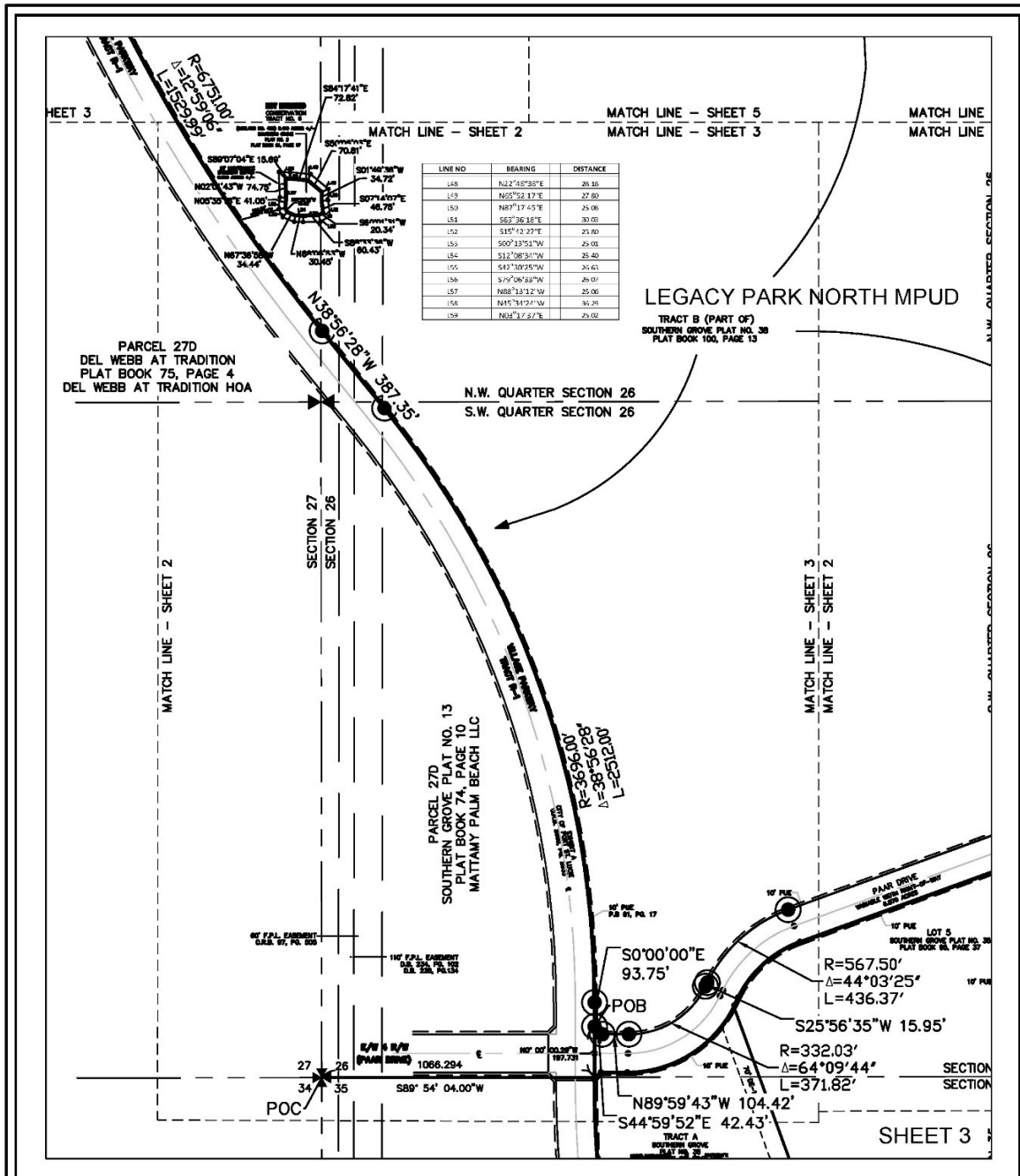

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND/OR EASEMENTS OF RECORD.

**CULPEPPER & TERPENING, INC.**  
CONSULTING ENGINEERS LAND SURVEYORS  
2980 SOUTH 25TH STREET • FORT PIERCE, FLORIDA 34981  
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994  
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA CERTIFICATION No. LB 4286

|                        |           |
|------------------------|-----------|
| LEGACY PARK NORTH MPUD |           |
| SKETCH & DESCRIPTION   |           |
| DATE: MAY 4, 2022      | DRAWN DJM |
| SCALE: 1:500           | JOB No.   |

**LEGACY PARK (NORTH) @ SOUTHERN GROVES  
- MASTER PLANNED UNIT DEVELOPMENT (MPUD)**

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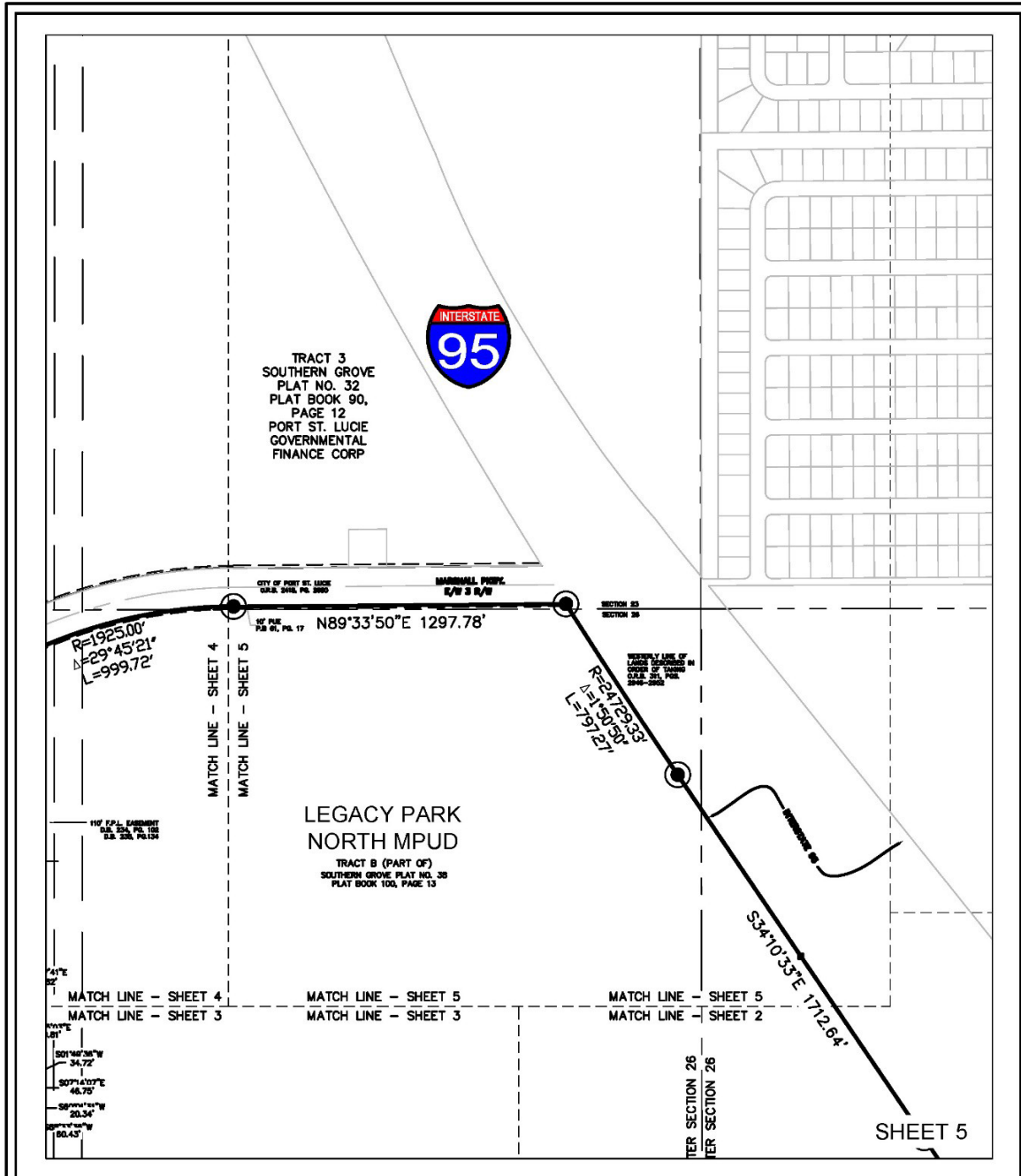

**LEGACY PARK NORTH MPUD**

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**SKETCH & DESCRIPTION**

|                   |           |
|-------------------|-----------|
| DATE: MAY 4, 2022 | DRAWN DJM |
| SCALE: 1:500      | JOB No.   |



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LEGACY PARK NORTH MPUD

SKETCH & DESCRIPTION

|                   |           |
|-------------------|-----------|
| DATE: MAY 4, 2022 | DRAWN DJM |
| SCALE: 1:500      | JOB No.   |







LEGACY PARK (NORTH) @ SOUTHERN GROVES  
- MASTER PLANNED UNIT DEVELOPMENT (MPUD)

**SECTION 9 – ENTITLEMENTS TABLE**

| Land Use Activity         | Density/Intensity |                 |
|---------------------------|-------------------|-----------------|
|                           | Square Feet       | Number of Units |
| Residential Single-family |                   |                 |
| Residential Multi-family  |                   | 400             |
| Commercial*               | 200,000           |                 |
| Office                    | 80,000            |                 |
| Industrial/Distribution   | 3,675,000         |                 |
| Hotel                     |                   |                 |

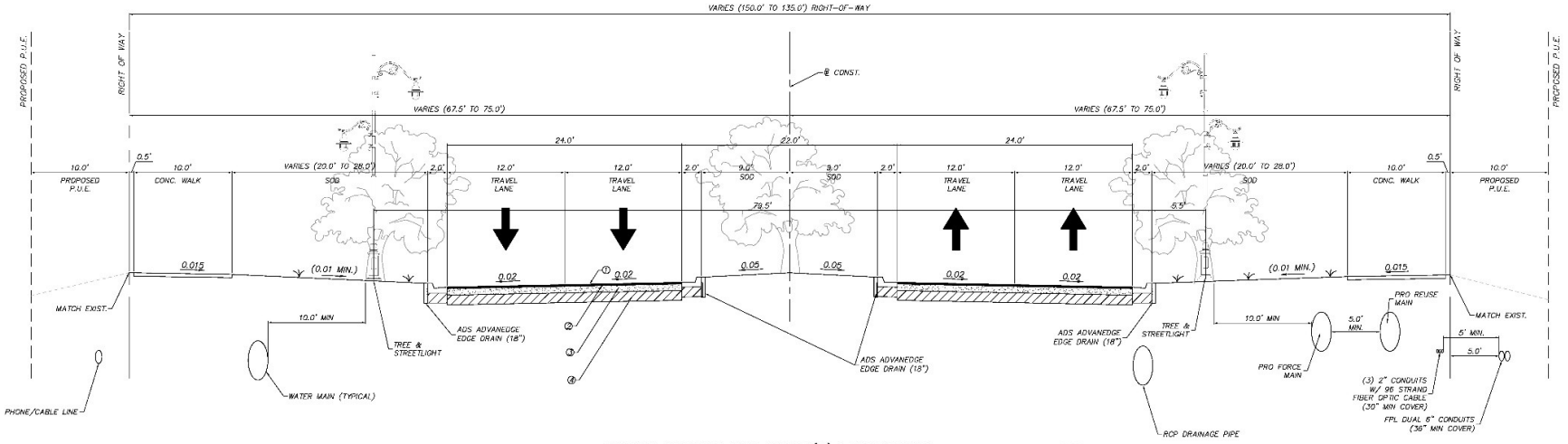
\*Retail uses limited to 100,000 sq ft in Employment Center Sub-district



**SECTION 10 – ROADWAY TYPICAL(S) (ILLUSTRATIVE)**

[ GO TO NEXT PAGE ]

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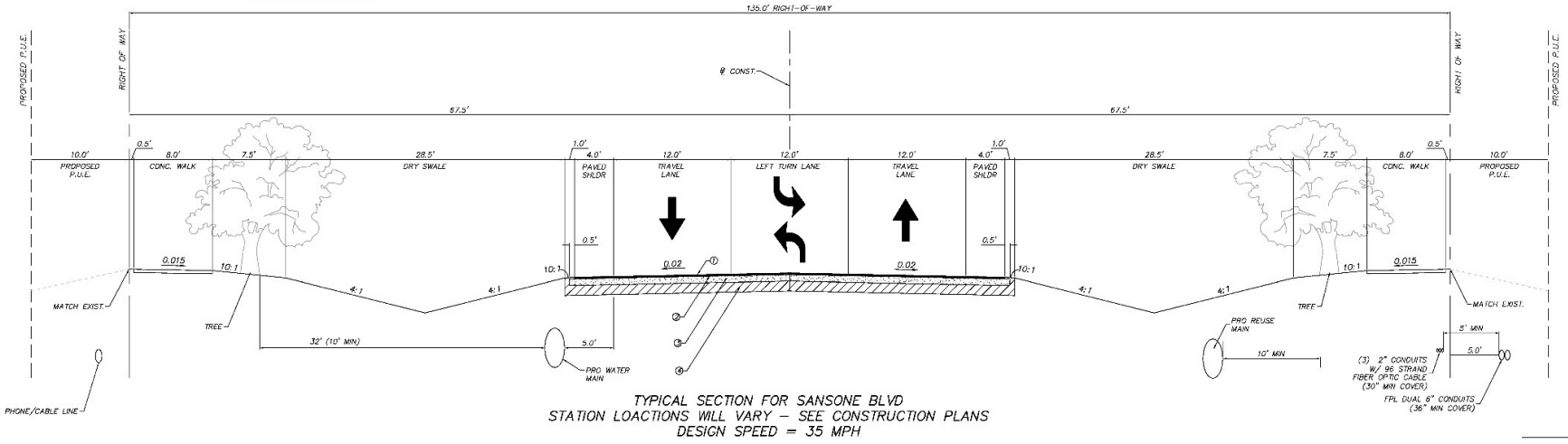


**ASPHALT PAVEMENT**

① TYPE TC-9.5 FRICTION COURSE (TRAFFIC LEVEL C) (1.5")  
 ② TYPE SP-12.5 STRUCTURAL COURSE (3" THICK)  
 ③ OPTIONAL BASE GRADE 9  
 ④ 2" TYPE 'B' STABILIZATION  
**PAVEMENT SECTION IS ILLUSTRATIVE ONLY. REFER TO FINAL DESIGN FOR FINAL PROJECT CONSTRUCTION PLANS.**

**TYPICAL SECTION FOR FOUR (4) LANE DIVIDED STATIONS LIMITS WILL VARY - SEE CONSTRUCTION PLANS DESIGN SPEED = 35 MPH**

- NOTES:**
1. SEE PLAN AND/OR CROSS SECTION SHEETS FOR DIMENSIONS, ELEVATIONS AND SLOPES INDICATED AS "VARIES."
  2. ALL DISTURBED AREAS WITHIN THE RIGHT OF WAY SHALL BE SOODED USING COMMON BAHIA SOD EXCEPT WHERE MATCHING EXISTING.
  3. MINIMUM SIDEWALK SLOPE IS 2.0%
  4. PROPOSED LANDSCAPE IMPROVEMENTS AND MULTIMODAL PATH SEE PLANS BY LUGG & ASSOCIATES.
  5. PLACE STREET TREES ON 40' CENTERS.
- TRAFFIC DATA**
- CURRENT YEAR = 2020 AADT = NA  
 ESTIMATED OPENING YEAR = 2021 AADT = NA  
 ESTIMATED DESIGN YEAR = 2022 AADT = NA  
 DESIGN SPEED = 35 MPH



**TYPICAL SECTION FOR SANSONE BLVD STATION LOCATIONS WILL VARY - SEE CONSTRUCTION PLANS DESIGN SPEED = 35 MPH**



**NOTE:**  
 ALL ELEVATIONS AND DIMENSIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988.

| COMPUTER FILE REF. | FIELD BK./PG. |
|--------------------|---------------|
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|                    |               |

**CULPEPPER & TERPENING INC.**  
 2980 SOUTH 128th STREET • FORT PIERCE, FLORIDA 34981  
 PHONE: 772-464-3937 • FAX: 772-464-9497 • www.c-t-inc.com  
 STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS  
 LICENSE NO. 64176 AND 64177

| - REVISIONS - |  | BY | DATE |
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**LEGACY PARK (NORTH) MPUD**

**TYPICAL SECTIONS**

DATE:  

HORIZ. SCALE:  

VERT. SCALE:  

JOB NO. 21-248

SHEET X of X