

CITY OF PORT ST. LUCIE, FL - CITY COUNCIL

COUNCIL ITEM 7F
DATE 9/10/12

AGENDA ITEM REQUEST

MEETING: REGULAR X SPECIAL

DATE: SEPTEMBER 10, 2012

ORDINANCE RESOLUTION MOTION X PUBLIC HEARING

ITEM: P12-086 Grande Palms III @ Tradition
Major Site Plan Application

RECOMMENDED ACTION:

On August 8, 2012, the Site Plan Review Committee unanimously voted to recommend approval of this site plan application.

EXHIBITS:

- A. Staff Report
- B. Support Materials

SUMMARY EXPLANATION/BACKGROUND INFORMATION:

The project is a multi-family development which will consist of 13 multi-story apartment buildings with a total of 252 dwelling units, a clubhouse and pool, tennis court, two parks, two lakes with fountains, and garages.

IF PRESENTATION IS TO BE MADE, HOW MUCH TIME WILL BE REQUIRED?

None.

SUBMITTING DEPARTMENT: PLANNING and ZONING DATE: 08/27/2012



City of Port St. Lucie
Planning and Zoning Department
A City for All Ages

TO: PLANNING AND ZONING BOARD - MEETING OF SEPTEMBER 10, 2012
FROM: JOHN FINIZIO, PLANNER *jf*
RE: MAJOR SITE PLAN APPLICATION (PROJECT NO. P12-086)
GRANDE PALMS III @ TRADITION
DATE: AUGUST 27, 2012

APPLICANT: Leo Repetti, P.E., Kimley-Horn and Associates, Inc. The authorization letter is attached to the staff report.

OWNER: Grande Palm at Tradition III LLC.

LOCATION: The property is located west of Village Parkway between Rowley Way and Academic Way. The main entrance will be off of Village Parkway, but will have two (2) smaller access points off Westpark Avenue.

LEGAL DESCRIPTION: Tradition Plat 38, Lot 1, and Tradition Plat 47, Tract 2. Please see the staff report for more details concerning the legal description of these two (2) parcels.

SIZE: 21.12 acres, or 919,878 square feet, which approximately 1,417 feet fronting Village Parkway.

EXISTING ZONING: MPUD (Tradition Master Planned Unit Development).

EXISTING USE: Currently both of these parcels are vacant.

SURROUNDING USES: North = MPUD (Master Planned Unit Development) zoning, currently vacant and being used as a water management tract. South = MPUD (Master Planned Unit Development) zoning, with an institution building (Palm Pointe K-8 School). East = MPUD (Master Planned Unit Development) zoning, currently vacant. West = MPUD (Master Planned Unit Development) zoning with residential lots with existing homes.

PROPOSED PROJECT: The project is a multi-family development which will consist of 13 multi-story apartment buildings with a total of 252 dwelling units, a clubhouse and pool, tennis court, two parks, two lakes with fountains, and garages.

IMPACTS AND FINDINGS:

The project has been reviewed for compliance with Chapter 160, City Code, regarding provision of adequate public facilities and documented as follows:

Sewer/Water Service: Sewer/water will be provided by the City of Port St. Lucie Utilities. A developer's agreement with the City Utilities Department, that is consistent with the adopted level of service, is required prior to issuance of building permits.

Transportation: The staff review indicates that this project will generate approximately 1,651 daily vehicle trips (ITE, Land Use Code 220, Apartment) on the roads adjacent to the project (Apple Blossom Trail and Oak Tree Circle). Trip projections were calculated using the Institute of Transportation Engineers (ITE) "Trip Generation Manual, 8th Edition".

This project should not have an adverse effect on transportation level of service for the adjacent roadways. Roadway level-of-service and traffic conditions within Tradition are monitored through the Tradition Development of Regional Impact (DRI).

Parks/Open Space: As required in the Development Order for the Tradition DRI, a subdivision plat was submitted that included access and identification of a 100 acre property to the City of Port St. Lucie to be used as an active recreation park site.

Stormwater: The project includes a paving and drainage plan that is in compliance with the adopted level of service standard.

Solid Waste: Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available. The site plan includes a trash compactor and a 12 x 14 recycle dumpster enclosure.

Fire District: The access location (external and internal) has been approved by the Fire District for safety purposes.

Environmental: There is no upland habitat preservation required for this property. The upland habitat preservation requirements for the Tradition DRI are addressed in the DRI development order.

Architectural Design Standards: This project is located in Tradition and is not subject to the City's design standards. The architectural design submitted by the applicant has been approved by the Tradition Design Review Committee Architectural Review Committee, approval letter and stamped plans are included in the staff report.

Art in Public Places: In lieu of providing specific art on site, the developer has chosen to provide two (2) internal parks. On August 14, 2012 the City of Port St. Lucie Public Art Advisory Board recommended approval of the applicant's proposal with the added condition that the applicant also provide a sculpture and mosaic benches. A draft of these minutes is included in the staff report.

Schools: As identified in the Tradition Development Order, a plan for the provision of necessary school facilities concurrent with the development with the development of the residential portion of the Tradition DRI was submitted and approved by the City of Port St. Lucie and the St. Lucie County School Board. School facilities are available to serve the projected demand in accordance with the approved plan.

Other: Approval of this project is conditioned upon payment of all applicable impact fees, as provided in the Port St. Lucie Road, Park and Recreation, Public Buildings and Law Enforcement Impact Fee Ordinances. Please note that additional impact fees may be due to St. Lucie County.

Related Projects:

P12-105 Grande Palms @ Tradition Exemption from Platting Application. This application is being review concurrently with the Grande Palms III (12-086) @ Tradition site plan application. This application will combine individual lots for unified development.

P07-184 – Chatham Pointe @ Tradition Subdivision Plat Application. The proposed plat consisted of 180 townhome lots, tracts for condominium units, private road right-of-ways, and a recreation tract. This application expired due to inactivity before receiving final City Council approval.

P07-164 – Chatham Pointe @ Tradition Site Plan Application. This application consisted of 180 townhome units and 72 condominium units for a total of 252 dwelling units. This project also consisted of private recreational amenities. This application was approved by City Council on July 23, 2007, but expired on July 23, 2010.

STAFF RECOMMENDATION:

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan. The Site Plan Review Committee reviewed the request and recommended approval.

SITE LOCATION



CROSSTOWN

PKWY

**SUBJECT
PROPERTY**

VILLAGE
GRT

PKWY

I-95

TRADITION

PKWY



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ2012.DWG

SITE PLAN REVIEW

TRADITION

LOT 1 PLAT 38 & TRACT 2 PLAT 47

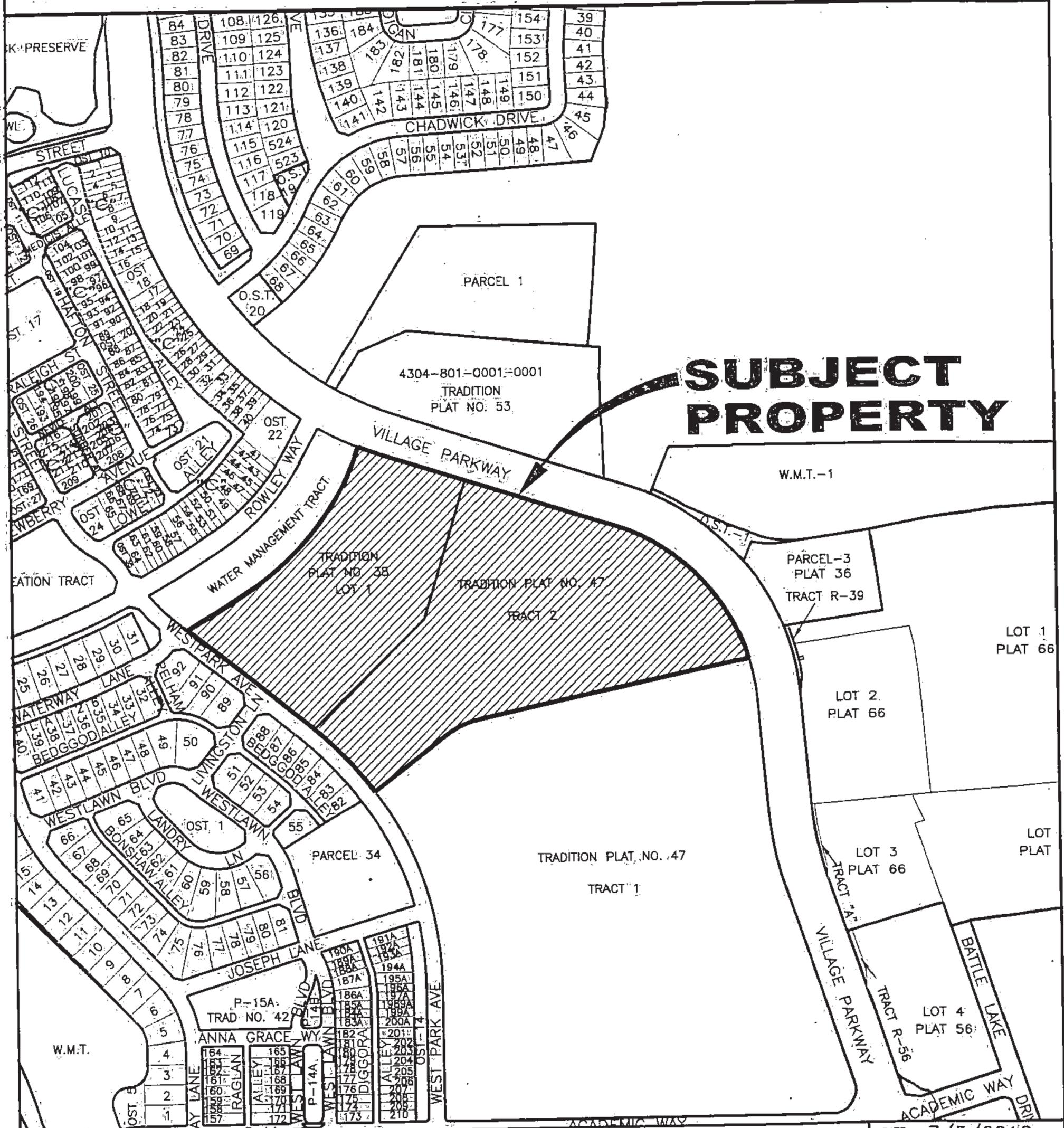
DATE: 7/5/2012

APPLICATION NUMBER:
P12-086

CADD FILE NAME:
P12-086L

SCALE: 1" = .5 MI.

SITE LOCATION



SUBJECT PROPERTY



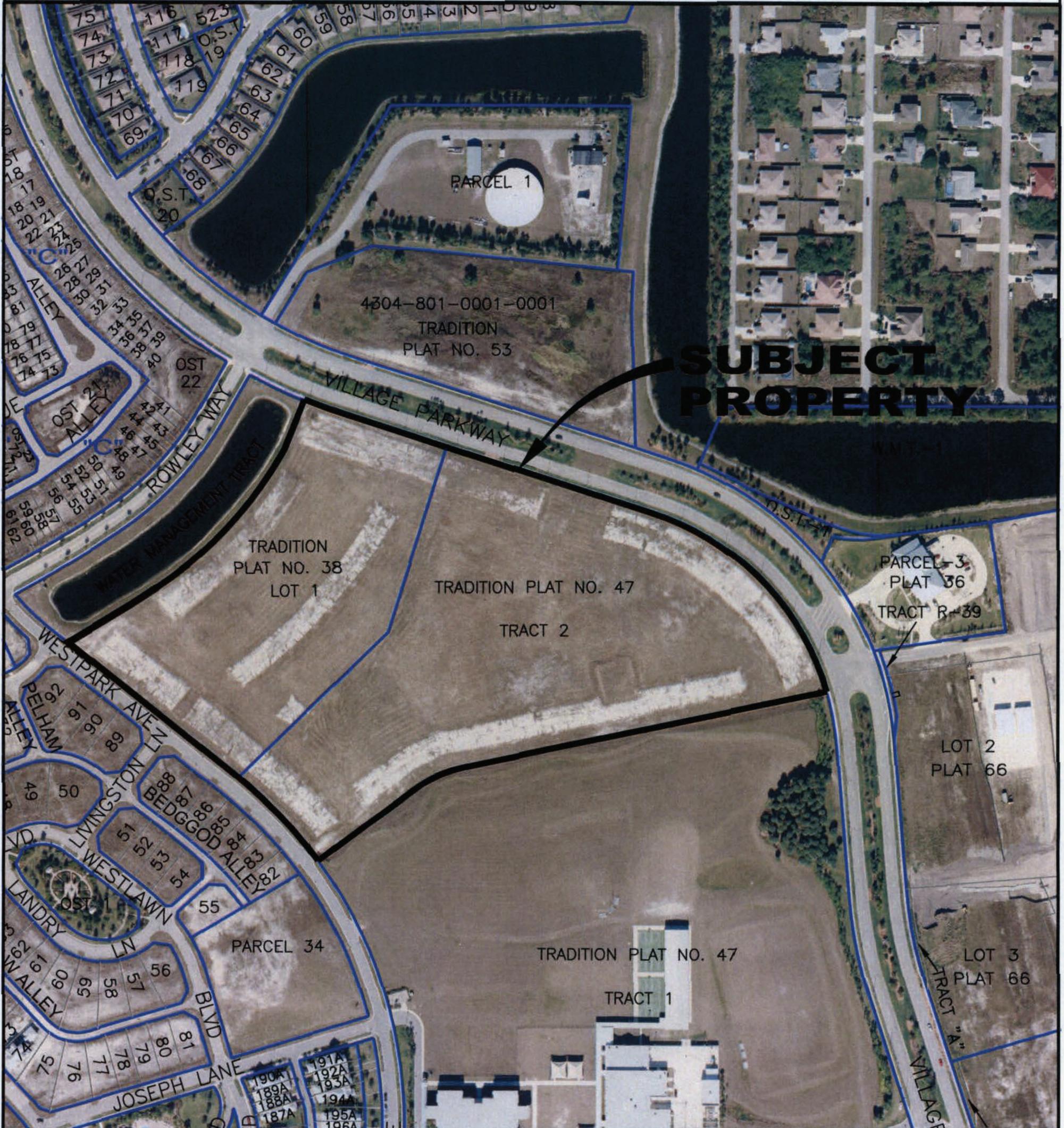
CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT PZ 2012.DWG

SITE PLAN REVIEW
TRADITION
LOT 1 PLAT 38 & TRACT 2 PLAT 47

DATE: 7/5/2012
APPLICATION NUMBER:
P12-086
CADD FILE NAME:
P12-086M
SCALE: 1" = 400'

SITE LOCATION



SUBJECT PROPERTY



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ 2012.DWG

SITE PLAN REVIEW
TRADITION
LOT 1 PLAT 38 & TRACT 2 PLAT 47
AERIAL DEC 2010

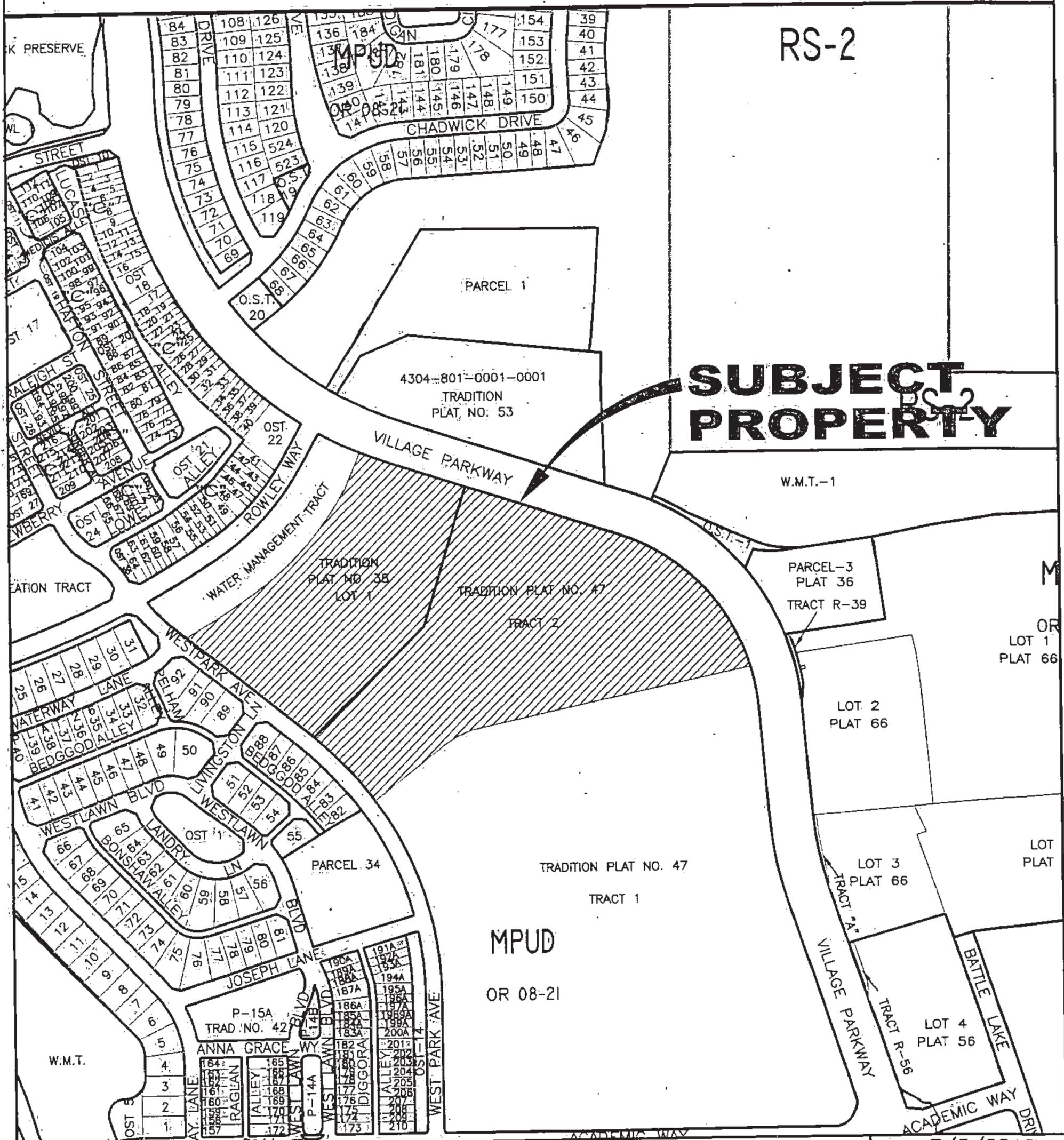
DATE: 7/5/2012

APPLICATION NUMBER:
P12-086

CADD FILE NAME:
P12-086A

SCALE: 1"=300'

EXISTING ZONING



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT PZ 2012.DWG

SITE PLAN REVIEW
TRADITION
LOT 1 PLAT 38 & TRACT 2 PLAT 47

DATE:	7/5/2012
APPLICATION NUMBER:	P12-086
CADD FILE NAME:	P12-086M
SCALE:	1"=400'

APPLICATION FOR SITE PLAN REVIEW

ONLY COMPLETE SUBMISSIONS WILL BE PROCESSED

CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPARTMENT
(772) 871-5212 FAX: (772) 871-5124

P&Z File No. P12-086
Fees (Nonrefundable) \$ 3,755.00 Arch.: \$ _____
Receipt #'s: 11830

PRIMARY CONTACT EMAIL ADDRESS: leo.repetti@kimley-horn.com

PROJECT NAME: Grande Palms III

LEGAL DESCRIPTION: Lot 1, Tradition Plat 38, PB 53, Pg 20 and Tract 2, Tradition Plat 47, PB56, Pg 40

LOCATION OF PROJECT SITE: West side of SW Village Parkway, south of SW Rowley Way

PROPERTY TAX I.D. NUMBER: 4304-800-0002-000-5 and 4309-511-0002-000-2

STATEMENT DESCRIBING IN DETAIL 252 unit multi family project

THE CHARACTER AND INTENDED USE 252 unit multi family, clubhouse, amenities and related infrastructure
OF THE DEVELOPMENT:

RECEIVED

GROSS SQ. FT. OF STRUCTURE (S): 252 units, 11.93 units per acre
NUMBER OF DWELLING UNITS & DENSITY
FOR MULTI-FAMILY PROJECTS: _____

JUL - 3 2012

UTILITIES & SUPPLIER: City of Port St Lucie Utilities

PLANNING DEPARTMENT
CITY OF PORT ST LUCIE, FL

GROSS ACREAGE & SQ. FT. OF SITE: 21.12 ac, 919,878 sq ft **ESTIMATED NO. EMPLOYEES: N/A

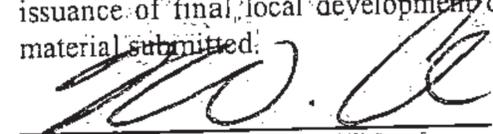
FUTURE LAND USE DESIGNATION: NCD ZONING DISTRICT: PUD

OWNER(S) OF PROPERTY: Grande Palms at Tradition III LLC
Name, Address, Telephone & Fax No.: 1025 Kane Concourse, Suite 215, Bay Harbor Islands, FL 33154
305-438-7391 ph, 305-867-2246 fax

APPLICANT OR AGENT OF OWNER: Leo Repetti, P.E., Kimley-Horn and Associates, Inc.
Name, Address, Telephone & Fax No.: 10521 SW Village Center Drive, Port St Lucie, FL 34957
772-345-3800 ph, 561-863-8175 fax

PROJECT ARCHITECT/ENGINEER: Leo Repetti, P.E., FL #57573, Kimley-Horn and Associates, Inc.
(Firm, Engineer Of Record,
Florida Registration No., Contact
Person, Address, Phone & Fax No.) 10521 SW Village Center Drive, Port St Lucie, FL 34957
772-345-3800 ph, 561-863-8175 fax

- I hereby authorize the above listed agent to represent me. I grant the planning department permission to access the property for inspection.
- I fully understand that prior to the issuance of a building permit and the commencement of any development, all plans and detail plans must be reviewed and approved by the City pursuant to Sections 158.237 through 158.245, inclusive, of the zoning ordinance.
*When a corporation submits an application, it must be signed by an officer of the corporation. Corporation signatures must be accompanied with an approved resolution authorizing the individual to sign such applications.
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.


OWNER'S SIGNATURE

Howard D. Gotten
HAND PRINT NAME

Pres
TITLE

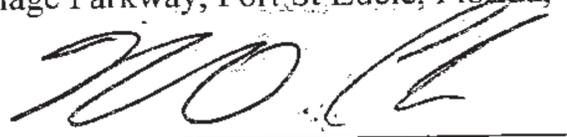
6/26/12
DATE

June 25, 2012

AGENT AUTHORIZATION FORM

Date: June 25, 2012

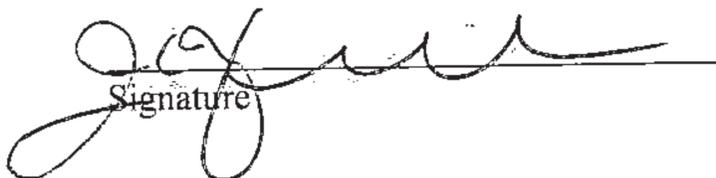
I, Howard Cohen, President for Grande Palms at Tradition III, LLC, owner of the subject property, hereby authorize Kimley-Horn and Associates, Inc., to submit applications and plans for permitting and representation of the project located on the west side of Village Parkway, Port St. Lucie, Florida, Grande Palms III.



Howard Cohen, President
Grande Palms at Tradition III, LLC
1025 Kane Concourse, Suite 215
Bay Harbor Islands, FL 33154
(305) 438-7391

The foregoing instrument was acknowledged before me this 25 day of June, 2012 by Howard Cohen for Grande Palms at Tradition III, LLC, a Florida limited liability company, who is (personally known to me) or who has produced _____, as identification and who did not take an oath.

NOTARY PUBLIC:

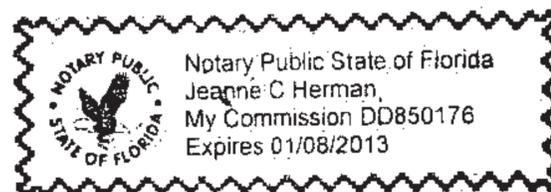


Signature

Print Name: Jeanne C. Herman

My Commission Expires:

01/08/2013



2012 LIMITED LIABILITY COMPANY ANNUAL REPORT

FILED
Apr 27, 2012
Secretary of State

DOCUMENT# L11000104170

Entity Name: GRANDE PALMS AT TRADITION III, LLC

Current Principal Place of Business:

New Principal Place of Business:

1025 KANE CONCOURSE
STE 215
BAY HARBOR ISLANDS, FL 33154 US

New Mailing Address:

Current Mailing Address:

1025 KANE CONCOURSE
STE 215
BAY HARBOR ISLANDS, FL 33154 US

FEI Number: 71-1017824 FEI Number Applied For () FEI Number Not Applicable () Certificate of Status Desired ()

Name and Address of Current Registered Agent:

Name and Address of New Registered Agent:

COHEN, HOWARD D
1025 KANE CONCOURSE
STE 215
BAY HARBOR ISLANDS, FL 33154 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: _____

Electronic Signature of Registered Agent

_____ Date

MANAGING MEMBERS/MANAGERS:

Title: MGR
Name: GRANDE PALMS AT TRADITION, LTD.
Address: 1025 KANE CONCOURSE, SUITE 215
City-St-Zip: BAY HARBOR ISLANDS, FL 33154

I hereby certify that the information indicated on this report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 608, Florida Statutes.

SIGNATURE: KENNETH J COHEN

TS

04/27/2012

Electronic Signature of Signing Managing Member, Manager, or Authorized Representative / Date



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Entity Name Search

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Detail by Entity Name

Florida Limited Liability Company

GRANDE PALMS AT TRADITION III, LLC

Filing Information

Document Number L11000104170
FEI/EIN Number 711017824
Date Filed 09/12/2011
State FL
Status ACTIVE

Principal Address

1025 KANE CONCOURSE
STE 215
BAY HARBOR ISLANDS FL 33154 US

Mailing Address

1025 KANE CONCOURSE
STE 215
BAY HARBOR ISLANDS FL 33154 US

Registered Agent Name & Address

COHEN, HOWARD D
1025 KANE CONCOURSE
STE 215
BAY HARBOR ISLANDS FL 33154 US

Manager/Member Detail

Name & Address

Title MGR
GRANDE PALMS AT TRADITION, LTD.
1025 KANE CONCOURSE, SUITE 215
BAY HARBOR ISLANDS FL 33154

Annual Reports

Report Year Filed Date
2012 04/27/2012

Document Images

04/27/2012 -- ANNUAL REPORT [View image in PDF format](#)

09/12/2011 -- Florida Limited Liability [View image in PDF format](#)

Note: This is not official record. See documents if question or conflict.

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State of Florida, Department of State



*Tradition Design Review Committee
Architectural Review*

10807 SW Tradition Square Port St. Lucie, FL 34987

Phone (772) 345-5101

Date: 8.16.12

*To: Grande Palms @ Tradition III, LLC
Attention: Leo Repetti, P.E., Kimley Horn & Associates
10521 SW Village Center Drive, #103
Port St. Lucie, FL 34987*

Regarding: Grande Palms III Apartments - Preliminary Site Plan, Building Elevations

*This notice serves as the Design Review Committee's response to your request as referenced above. Please note any comments made by the Committee as listed below.
If you have any questions regarding this matter, please do not hesitate to contact the Committee at (772) 345-5101.*

Status: Conditionally Approved

Comments:

The Committee has reviewed the above-referenced site plan and elevations and has approved them conditionally per the following comments:

- Southern-most entrance driveway on SW West Park Avenue - Committee is requiring that the onstreet parking island directly across the street be expanded and enhanced landscape be installed*
- Fence detail to be submitted*
- Confirm how drainage will tie in on the berm adjacent to the school as it relates to landscape*
- Submit detail on landscape materials to be installed at the left turn lane on Village Parkway*
- Submit elevations for clubhouse, gazebo, storage spaces and garages*
- Submit detail for materials to be used in screening A/C equipment*
- Applicant to work with Tradition Community Development District Engineer and Tradition Irrigation Company - will need to make applications as needed*

Thank you.

Tradition Design Review Committee

PROPERTY RECORD CARD

Grande Palms at Tradition III LLC Record: 1 of 1 <<Prev Next >> Spec.Assmnt Taxes Exemptions Permits Home Print
 Property Identification

Site Address: SW Village Parkway ParcelID: 4304-800-0002-000-5
 Sec/Town/Range: 09:37S:39E Account #: 169701
 Map ID: 43/08N Land Use: Vac Res
 Zoning: City/Cnty: Port St Lucie



Ownership and Mailing

Owner: Grande Palms at Tradition III LLC
 Address: 1025 Kane Concourse Ste 215
 Bay Harbor Islands FL 33154

Legal Description

TRADITION PLAT NO. 38 (PB-53-20) LOT 1 (7.88 AC) (OR 3326-2208)

Sales Information

Date	Price	Code	Deed	Book/Page
9/19/2011	700000	0312	SP	3326 / 2208
3/30/2010	4426000	0112	WD	3187 / 2658
6/26/2006	3736500	00	SP	2600 / 0127
10/14/1998	6303000	02	WD	1178 / 2311

Assessment 2011 Final

2011 Final: 354600
 Assessed: 354600
 Ag.Credit: 0
 Exempt:
 Taxable:
 Taxes: 8785.79

Total Land and Building

Land Value: 354600 Acres: 7.88
 Building Value: 0
 Finished Area: 0 SqFt

BUILDING INFORMATION

No Sketch
 Available



Exterior Features

View:	-	RoofCover:	-	RoofStruct:	-
ExtType:	-	YearBlt:	-	Frame:	-
Grade:	-	EffYrBlt:	-	PrimeWall:	-
StoryHght:	-	No.Units:	-	SecWall:	-

Interior Features

BedRooms:	0	Electric:	-	PrmIntWall:	-
FullBath:	0	HeatType:	-	AvgHt/Ft:	-
1/2Bath:	0	HeatFuel:	-	Prm.Flors:	-
%A/C:	0	%Heated:	0	%Sprinkled:	0

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.	Land Information				
							No.	Land Use	Type	Measure	Depth
							1	0000-Vac Res	Bl -Acres	7.88	

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

PROPERTY RECORD CARD

Grande Palms at Tradition III LLC Record: 1 of 1 <<Prev Next >> Spec.Assmnt Taxes Exemptions Permits Home Print

Property Identification

Site Address: 10680 SW Academic Way ParcelID: 4309-511-0002-000-3
 Sec/Town/Range: 09:37S:39E Account #: 155699
 Map ID: 43/04N Land Use: Vac Res
 Zoning: City/Cnty: Port St Lucie



Ownership and Mailing

Owner: Grande Palms at Tradition III LLC
 Address: 1025 Kane Concourse Ste 215
 Bay Harbor Islands FL 33154

Legal Description

TRADITION PLAT NO. 47 (PB 56-40) TRACT 2 (13.234 AC) (OR 3326-2208)

Sales Information

Date	Price	Code	Deed	Book/Page
9/16/2011	700000	0312	SP	3326 / 2208
3/30/2010	4426000	0112	WD	3187 / 2658
12/26/2006	1716000	00	SP	2730 / 2190
10/14/1998	6303000	02	WD	1178 / 2311

Assessment 2011 Final

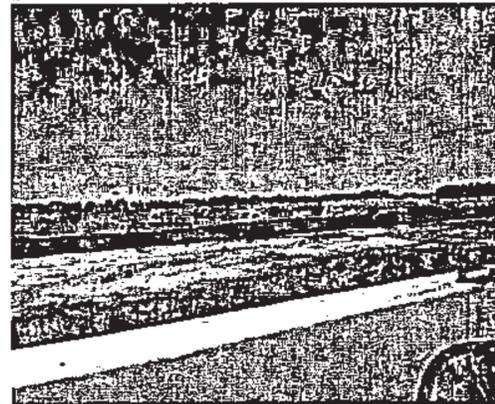
2011*Final: 595500
 Assessed: 595500
 Ag.Credit: 0
 Exempt:
 Taxable:
 Taxes: 14754.47

Total Land and Building

Land Value: 595500 Acres: 13.24
 Building Value: 0
 Finished Area: 0 SqFt

BUILDING INFORMATION

No Sketch
 Available



Exterior Features

View: -	RoofCover: -	RoofStruct: -
ExtType: -	YearBlt: -	Frame: -
Grade: -	EffYrBlt: -	PrimeWall: -
StoryHght: -	No. Units: -	SecWall: -

Interior Features

BedRooms: 0	Electric: -	PrmIntWall: -
FullBath: 0	HeatType: -	AvgHt/Ft: -
1/2Bath: 0	HeatFuel: -	Prm. Flors: -
%A/C: 0	%Heated: 0	%Sprinkled: 0

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.	No.	Land Use	Type	Measure	Depth
							1	0000-Vac Res	N -Acres	13.234	

Land Information

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

2012 LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L11000104170

FILED
Apr 27, 2012
Secretary of State

Entity Name: GRANDE PALMS AT TRADITION III, LLC

Current Principal Place of Business:

1025 KANE CONCOURSE
STE 215
BAY HARBOR ISLANDS, FL 33154 US

New Principal Place of Business:

Current Mailing Address:

1025 KANE CONCOURSE
STE 215
BAY HARBOR ISLANDS, FL 33154 US

New Mailing Address:

FEI Number: 71-1017824 FEI Number Applied For () FEI Number Not Applicable () Certificate of Status Desired ()

Name and Address of Current Registered Agent:

COHEN, HOWARD D
1025 KANE CONCOURSE
STE 215
BAY HARBOR ISLANDS, FL 33154 US

Name and Address of New Registered Agent:

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

MANAGING MEMBERS/MANAGERS:

Title: MGR
Name: GRANDE PALMS AT TRADITION, LTD.
Address: 1025 KANE CONCOURSE, SUITE 215
City-St-Zip: BAY HARBOR ISLANDS, FL 33154

I hereby certify that the information indicated on this report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 608, Florida Statutes.

SIGNATURE: KENNETH J. COHEN,

TS

04/27/2012

Electronic Signature of Signing Managing Member, Manager, or Authorized Representative / Date

Instrument Prepared By and Return to:
Thompson & Knight LLP
Attn: Rick Haan
1722 Routh Street, Suite 1500
Dallas, Texas 75201

Tax Folio No.

4309-511-0002-000/3
4304-800-0002-000/5

COPY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this day of September 19, 2011, by COMPASS BANK, an Alabama banking corporation, having a mailing address of 8333 Douglas Avenue, 2nd Floor, Dallas, Texas 75225 ("Grantor"), and GRANDE PALMS AT TRADITION III, LLC, a Florida limited liability company, having a mailing address of 1025 Kane Concourse, Suite 215, Bay Harbor Islands, Florida 33154 ("Grantee")

WITNESSETH:

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), and other good and valuable consideration to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, and Grantee's successors and assigns, forever, the land (the "Land") lying and being in the County of St. Lucie, State of Florida, more particularly described on Exhibit "A" attached hereto.

This property is not now nor ever has been the homestead property of the Grantor.

SUBJECT, HOWEVER, to the following encumbrances and restrictions:

- a. Ad valorem real property taxes and assessments for the year 2011 and subsequent years not yet due and payable;
- b. Zoning restrictions and prohibitions imposed by any governmental or quasi-governmental authority and other regulatory laws and ordinances affecting the Land; and
- c. Those matters set forth on Exhibit "B" attached hereto.

Grantor hereby covenants with Grantee that it is lawfully seized of the Land in fee simple; that Grantor has good right and lawful authority to sell and convey the Land; that it hereby specially warrants the title to the Land as previously described and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

[signature page follows]

COPY

SPECIAL WARRANTY DEED
402032 000285 DALLAS 2784906.2

Page 1

2

IN WITNESS WHEREOF, Grantor has caused these presents to be executed on the day and year first above written.

Gail Sloan
Witness Signature

COMPASS BANK, an
Alabama banking corporation

Gail Sloan
Witness Printed Name

By: [Signature]
Name: MATTHEW HICKEY
Title: Vice President

[Signature]
Witness Signature

Tracy Slade
Witness Printed Name

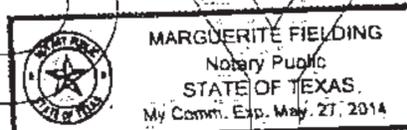
COPY

STATE OF TEXAS)

COUNTY OF DALLAS)

On September 16, 2011, before me, the undersigned, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared MATTHEW HICKEY as Vice President of COMPASS BANK, an Alabama banking corporation, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. He/She is personally known to me.

WITNESS my hand and official seal.



Signature Marguerite Fielding
Notary Public

(Seal)

My Commission Expires:

COPY

EXHIBIT A

PARCEL 1:

LOT 1, OF TRADITION PLAT NO. 38, ACCORDING TO THE PLAT THEREOF
RECORDED IN PLAT BOOK 53, AT PAGE 20, OF THE PUBLIC RECORDS OF ST. LUCIE
COUNTY, FLORIDA.

PARCEL 2:

TRACT 2 OF TRADITION PLAT NO. 47, ACCORDING TO THE PLAT THEREOF, AS
FILED IN PLAT BOOK 56, AT PAGE 40, OF THE PUBLIC RECORDS OF ST. LUCIE
COUNTY, FLORIDA.

COPY

COPY

COPY

EXHIBIT B

1. Development Agreement between the Board of County Commissioners of St. Lucie County and Westchester Development Company, Phase I, as recorded in Official Records Book 1437, at Page 2741; together with Notice of Adoption of the Amended and Restated Development Order for the Tradition Development of Regional Impact recorded September 16, 2010 in Official Records Book 3230, at Page 1951 of the public records of St. Lucie County, Florida.
2. Interlocal Agreement between St. Lucie County and Westchester Community Development Districts Number One through Four, recorded in Official Records Book 1518, Page 2469 and amended by First Amendment to Interlocal Agreement recorded in Official Records Book 1678, at Page 1; and Second Amendment recorded in Official Records Book 2770, at Page 1562; together with District Development Interlocal Agreement recorded in Official Records 1525, at Page 866; along with Agreement to Dedicate recorded in Official Records Book 1659, at Page 2439; as amended by First Amendment to Agreement recorded in Official Records Book 1871, at Page 2586; and Assignment of Dedication recorded February 21, 2007 in Official Records Book 2765, at Page 1831 all in the public records of St. Lucie County, Florida.
3. Interlocal Agreement among the Westchester Community Development District No. 1, the St. Lucie County Property Appraiser, and St. Lucie County Tax Collector recorded in Official Records Book 1584, at Page 452; as amended by First Amendment to Interlocal Agreement among Westchester Community Development District No. 1, as recorded in Official Records Book 1899, at Page 932; together with Amended and Restated District Development Interlocal Agreement recorded in Official Records Book 2983, at Page 1074 and Interlocal Agreement recorded March 16, 2011 in Official Records Book 3276, Page 1941, as assigned by Assignment and Direction recorded in Official Records Book 3065, at Page 1878, along with Bill of Sale Absolute (CDD to City) as recorded in Official Records Book 3220, at Page 1434; with Resolution No. 01-010, Official Records Book 1421, at Page 2376, and re-recorded in Official Records Book 1433, at Page 972; Ordinance 02-010, Official Records Book 1509, at Page 1574; Ordinance No. 06-033 Official Records Book 2651, at Page 57 and Ordinance No. 07-042, Official Records Book 2878, at Page 2012; CDD-1, Resolution No. 01-011 in Official Records Book 1421, at Page 2373 and re-recorded in Official Records Book 1433, at Page 982; Ordinance 02-011 in Official Records Book 1509, at Page 1604- CDD-2, as amended by Ordinance No. 06-034 in Official Records Book 2651, at Page 48 and Ordinance No. 07-043 in Official Records Book 2878, at Page 2041; Ordinance 02-012 in Official Records Book 1509, at Page 1593- CDD-3, as amended by Ordinance 06-035 recorded in Official Records Book 2651, at Page 34; and Ordinance 02-013 in Official Records Book 1509, at Page 1582- CDD-4, as amended by Ordinance No. 06-036 in Official Records Book 2651, at Page 23 all in the public records of St. Lucie County, Florida.
4. Interlocal Agreement to provide Maintenance of Stormwater Management System for Tradition Community Development District Nos. 1-10 as recorded February 2, 2011 in Official Records Book 3266, at Page 67 of the public records of St. Lucie County, Florida.
5. Final Judgment Validating Bonds recorded in Official Records Book 1535, at Page 89, Official Records Book 1535, Page 80, Official records Book 1535, Page 71, Official

SPECIAL WARRANTY DEED
402052 006285 DALLAS 2784906.2

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- Records Book 1535, Page 62 and Official Records Book 1535, Page 53 and Final Judgment recorded July 31, 2008 in Official Records Book 3000, at Page 2131 all in the public records of St. Lucie County, Florida.
6. Notice of Establishment of the Westchester No. 2 Community District Official Records Book 1446, at Page 1329; together with Official Records Book 1694 at Page 393; Westchester No. 3 Community District Official Records Book 1446, at Page 1336, together with Official Records Book 1694, at Page 401; Westchester No. 4 Community District Official Records Book 1446, at Page 1344, together with Official Records Book 1694, at Page 411 all in the public records of St. Lucie County, Florida.
 7. Terms and provisions as set forth in Annexation and Development Agreement recorded in Official Records Book 1648, at Page 2879, in the public records of St. Lucie County, Florida.
 8. Commercial Service Agreement/Permit to Connect as recorded in Official Records Book 1628, at Page 329; Official Records Book 1628, at Page 338; in the public records of St. Lucie County, Florida.
 9. Community Charter for Tradition, as recorded in Official records Book 1700, at Page 868; as amended by First Amendment to Community Charter for Tradition as recorded in Official Records Book 2700, at Page 117; and corrected in Official Records Book 2754, at Page 1620; Second Amendment recorded in Official Records Book 2728, at Page 735 and Amendments recorded in Official Records Book 2831, at Page 2138; Official Records Book 2990, at Page 279; Official Records Book 3017, at Page 219; Official Records Book 3040, at Page 2278; Official Records Book 3103, at Page 1260; Official Records Book 3161, at Page 2262 and Official Records Book 3179, at Page 718; together with First Supplement to Community Charter for Tradition as recorded in Official Records Book 1828, at Page 2776; Second Supplement recorded in Official Records Book 1876, at Page 955; Third Supplement recorded in Official Records Book 1933, at Page 2042; Fourth Supplement recorded in Official Records Book 1928, at Page 297; Fifth Supplement recorded in Official Records Book 1932, at Page 528; Sixth Supplement recorded in Official Records Book 1965, Page 1624; Seventh Supplement recorded in Official Records Book 2065, at Page 2167; Eighth Supplement recorded in Official Records Book 2088, at Page 642 and Official Records Book 2274, at Page 1742; Ninth Supplement recorded in Official Records Book 2126, at Page 715; Tenth Supplement recorded in Official Records Book 2123, at Page 434; Eleventh Supplement recorded in Official Records Book 2340, at Page 1583; Twelfth Supplement recorded in Official Records Book 2441, at Page 944; Thirteenth Supplement recorded in Official Records Book 2441, at Page 953; Fourteenth Supplement recorded in Official Records Book 2465, at Page 2375; Fifteenth Supplement recorded in Official Records Book 2699, at Page 608; Sixteenth Supplement recorded in Official Records Book 2533, at Page 2019; Seventeenth Supplement recorded in Official Records Book 2592, at Page 1316; Eighteenth Supplement recorded in Official Records Book 2600, Page 103; Twentieth Supplement recorded in Official Records Book 2730, at Page 2180; Supplement recorded in Official Records Book 3071, at Page 1090 and Supplement recorded in Official Records Book 3129, at Page 38 in the public records of St. Lucie County, Florida.
 10. Declaration of Consent to Imposition of Special Assessments as recorded in Official Records Book 1881, at Page 2114 in the public records of St. Lucie County, Florida.

COPY

11. Notice of Special Assessments for Series 2003 Bonds, as recorded in Official Records Book 1881, at Page 2139 in the public records of St. Lucie County, Florida.
12. Terms, covenants, conditions and restrictions set forth in Memorandum of Lease by and between Tradition Village Center, LLC and Publix Super Markets, Inc., as recorded in Official Records Book 2033, at Page 612, together with First Amendment to Memorandum of Lease recorded in Official Records Book 2254, at Page 1137, with Subordination, Non-Disturbance and Attornment Agreements recorded in Official Records Book 2287, at Page 328 and Official Records Book 3216, at Page 68 of the public records of St. Lucie County, Florida.
13. Park and Recreation Impact Fee Credit Agreement between Tradition Development Company, LLC and the City of Port St. Lucie as recorded in Official Records Book 3018, at Page 747 in the public records of St. Lucie County, Florida.
14. Amended and Restated Fire/EMS Development Agreement for Tradition Development of Regional Impact and Verano Development of Regional Impact as recorded in Official Records Book 2833, at Page 2770 in the public records of St. Lucie County, Florida.
15. Impact Fee Pre-Payment Agreement Official Records Book 3154, at Page 2556 (Tradition DRI) all in the public records of St. Lucie County, Florida.
16. Resolution 11-R06 relating to Irrigation Service with Development of Tradition and Southern Grove, as recorded in Official Records Book 3276, Page 1487 of the public records of St. Lucie County, Florida.
17. Matters as shown on Plat of TRADITION PLAT NO. 47, as recorded in Plat Book 56, Pages 40 and 41 of the public records of St. Lucie County, Florida.
18. Matters as shown on Plat of TRADITION PLAT NO. 38, as recorded in Plat Book 53, Pages 20 and 21 of the public records of St. Lucie County, Florida.
19. Provisions, terms, restrictions and conditions as contained in Special Warranty Deed by Tradition Development Company, LLC, recorded in Official Records Book 2600, Page 127 and amended in Amendment to Deed Restrictions recorded in Official Records Book 2730, Page 2170 of the public records of St. Lucie County, Florida. (as to Plat No. 38)
20. Provisions, terms, restrictions and conditions as contained in Special Warranty Deed by Tradition Development Company, LLC, recorded in Official Records Book 2730, Page 2190 of the public records of St. Lucie County, Florida. (as to Plat 47)
21. Provisions, terms, restrictions and conditions as contained in Declaration of Restrictive Covenants recorded in Official Records Book 2849, Page 1732 of the public records of St. Lucie County, Florida.
22. Boundary Survey for Item #5 of Schedule A- of Commitment under Job No. 11-214 dated August 1, 2011, by Culpepper & Terpening, Inc., Florida certified land surveyor reflects the following:
 - a. Surveyor reflects property clear of any encroachments.
 - b. NOTE: Plats reflect ten (10') foot Private Utility Easements, along the Northeast and Southwest boundary lines.

B. GRANDE PALMS @ TRADITION

Mr. Griffis said, "Look at the third paragraph of the cover letter where it talks about reducing the number of units. Are you allotting that land for public use or open space?" Leo Repetti, Kimley-Horn and Associates, stated, "A good place to start is by going to the first large sheet. The PUD allows up to 300 multifamily residential units on these two tracts. The developer decided not to max out the density but instead to build 252 units. In an effort to help meet the public art ordinance, they will provide two park areas. On Village Parkway is an area identified as North Park, with an area of .46 acres. To the south is another one called South Park. We could have easily accommodated two or more additional buildings to increase the density. To answer your question, the developer specifically did not max the density, but did create some open space tracts." Mr. Griffis asked, "Was there any requirement for open spaces before?" Mr. Repetti replied, "Within the PUD there is a requirement for I believe 10% green, and we have greatly exceeded that. The anticipated project cost is in excess of \$14 million, so we would have to look at the \$50,000 maximum threshold, based on 1% of the construction cost. Look at the color exhibit on the second large page. North Park is approximately .46 acres to create open space and play space. We divided it into four sections. Within the park there is a lot of landscaping, including shade trees and flowering trees. There are large specimen palms, hedges, and flowering ground covers. The next page shows the park bench. In the center of each park is a fountain. The fountain detail elevation is on the left side of the page. There are benches as pictured facing the center of the fountain, and there is pedestrian level lighting around them. As you approach there will be decorative columns that flank the brick paver walkway. A fair bit of money and effort has gone into creating something that is unique and definitely an amenity for residents." Mr. Griffis asked if it is an adult only or 55+ community. Mr. Repetti replied in the negative. Mr. Griffis asked, "Are there any areas set aside now for children? I'm wondering if some of this could be a wading thing for children."

Chair Magrann said, "Part of our intent is to get artist driven. . . . We are endeavoring to employ creative people. I think Mr. Griffis is offering possibly instead of an architectural fountain, could it be something that brings the community more into an activity, rather than a fountain that is raised above ground level that is something people don't participate in, something that they just view." Mr. Repetti said, "That would be for the developer to make the determination. Our firm did the

fountains at Indian Riverside Park in Jensen Beach. It's considered a public pool with all sorts of rules and regulations. It's a completely different level of maintenance and operation and cost. From the liability perspective it's a swimming pool. If you think about Tradition, it's not like the majority of Port St. Lucie. It's a very walkable community. This project has couple of miles of sidewalks between all the buildings, the parking areas, the clubhouse, and the tot play areas. There is a lot of pedestrian connectivity to the outside network, such as the school. Digital Domain is to the northeast. We hope that families with children will be attracted to the garden apartments. Tradition does have an interactive fountain at Tradition Station."

Mr. Holbrook asked, "With the fountain you're proposing, is there an opportunity for people to sit on the benches and have interaction?" Mr. Repetti answered, "The height of the base is 16 inches off the ground, which is the same as a seating height. I envision people sitting along the perimeter. The benches also focus in toward the fountain." Chair Magrann asked if the fountain is concrete. Mr. Repetti replied, "It's precast concrete. The large diameter band is 14 inches off the ground, which makes it a low seating wall. It would lend itself well to small children and their families." Chair Magrann asked, "Is there any way we could integrate, instead of these metal benches, could we have an artist create mosaic benches? I don't know what your cost factors are. How many benches are you thinking of?" Mr. Repetti replied, "There are eight benches. They're consistent with some of the other elements by the clubhouse. They were doing a unified theme. I truly don't know the developer's pleasure as far as maintenance and long term obligations. If these need upgrades it is quite simple to replace them, as opposed to trying to re-commission another artist. If I might, I would like to point to the Code and Ordinance 09-100, Section 2. Under definitions, Subsection 6 has special landscape treatment in lieu of commissioning an artist to do specific art elements like the sign for Mann Research. It does allow for the creation of a park like or plaza setting like this in lieu of traditional landscaping. Though it would be nice to try to do a mosaic bench, our approach is the upgraded landscaping. Within the City Code and the PUD the developer could have easily created a small flat football field for less than \$5,000 worth of sod for both of the parks. They are spending almost \$250,000 to create this park like plaza as defined by the public art ordinance."

Chair Magrann said, "We haven't had many proposals come before us where they went so far above the requirement. It caps at

\$50,000 anyway." Mr. Repetti noted, "It's part of the nature of the community. It will be heavily landscaped. Tradition has higher landscape standards than the City does at large. The parks are above something you would find even in Tradition." Chair Magrann said, "I understand the scope of this. But if you look at urban planning now it is quite different. It uses a lot of xeriscaping. I don't know how much water that's going to take to keep green. As I said before, the intent of this board is to try to get public art, to get artists work, and to get items incorporated to put artists to work. Do you know how much these benches cost per item?" Mr. Repetti answered, "They are \$900 a piece." Mr. Griffis asked, "Is there any way to decorate the fountains or some part of the fountains to incorporate an artist?" Mr. Repetti said, "The fountains are kind of decorative already, with almost \$50,000 in the two fountains alone." Mr. Griffis said, "I think that is primarily in your supply and drainage requirements. The pumps for the fountains, the drainage. . . . There is a lot of expense involved in just supplying the water and where it goes to. These almost have to be treated like swimming pools." Mr. Repetti noted that there is a separate line item for plumbing and electric and added, "We are truly trying to do the right thing. When the developer looked at the ordinance they asked what the best way to do it would be. Is it to create a \$50,000 sculpture somewhere tucked into a corner of the site, or is it something like this, which I would imagine the residents would get much more use and enjoyment out of. The parks are specifically identified in the ordinance as one of the three options." Mr. Veloz asked if there are plans for speakers or sound. Mr. Repetti replied in the negative.

Mr. Griffis said, "I think it's a very generous plan, and it's smart to spend that amount of money. Is there a marketing demographic?" Mr. Repetti responded, "They are garden apartments and a little more upscale. It's probably a mix of income where the price point might be higher than some others. I don't know of a high and low that might be projected. There are one, two and three bedroom units. They are looking to tap into the demographic of employees in Tradition. People are working at The Landing, Digital Domain, Torrey Pines, Mann, and the hospital. They would love for people to live, work, and play in Tradition." Chair Magrann said, "Again, part of what we are tasked to do is we are trying to get a public art presence. Enrique, I have to turn to you. Working at Digital Domain and being so immersed in art, what would you want to see in your community? This is very bland to me. It's lovely, but it's Tradition; it's planned. Nothing is breaking out of the mold here." Mr. Repetti observed, "But it clearly meets the

requirements of the ordinance that was passed by City Council." Mr. Holbrook added, "I would agree that it meets the criteria and the elements of public art. I think what you are hearing from the board is that they are asking for some more. You have standards that are being supplied by the benches. Is there a way that you could add something to enhance it and give it a unique element that you won't see everywhere else in Tradition? I'm sure there are creative ways of handling that." Mr. Repetti said, "I've heard your comments about trying to put in mosaic benches. I could go back to the client; they would probably fuss at me if I agree to replace the ornamental metal benches that are shown here with some sort of mosaic bench. I've seen them in some downtown areas." Chair Magrann said, "There is an artist who lives locally. I'm not saying to hire this particular artist, but the example is the benches that have been done in St. Lucie County. That is what links this whole county as an artistic endeavor. It is artist driven because it employs an artist to do the work. I know that at that cost per item you can get a bench. It is the responsibility of the owner to maintain whatever it is that satisfies the art requirement. The only thing I've seen as far as those benches being off is if they get sprayed with well water they would be discolored. Can you go back to them and possibly entertain that?" Mr. Veloz said, "I was thinking of tile around the fountain itself." Mr. Repetti said that he would worry about tile being slippery. Mr. Veloz continued, "It doesn't have to be porcelain." Chair Magrann said that it doesn't have to be glazed. Mr. Repetti stated, "It seems like the mosaic bench might be a very good solution to hold intact what they have proposed and to add the artistic flair the board is looking for." Mr. Griffis said, "Instead of the ongoing maintenance of a fountain, maybe they can put something of visual interest done by an artist, which will eliminate long term maintenance costs. There could be some low level thing in the middle. It could be almost like a table but raised up, and it's an artistic thing in the middle. You could still keep the benches you have focused around the middle." Chair Magrann said, "That's the idea. The roundabouts in Ft. Pierce have just done that. There is one in historic downtown Ft. Pierce where they put their Christmas tree. The public art that has recently been replaced was a horse to honor the crackers and agriculture. That is an excellent alternative to the fountain. It provides a nice conversation piece. You'd have something very interesting and probably at a lesser cost."

Mr. Repetti stated, "They used a similar fountain at a project in Doral, and it was very well received by the residents. I'm pretty sure they have their heart set on a fountain in each of the parks." Mr. Griffis asked if they get a special price for

doing two fountains. Vice Chair Friedman said, "East Lake has a gorgeous statue of children. They have beautiful benches all around for people to rest." Chair Magrann said, "They would save a lot of money." Mr. Veloz noted, "Being that I do work at Digital Domain, I will tell you that a lot of my coworkers are moving to West Palm Beach because these communities are all cookie cutters of each other. Or they are moving back to LA and New York. They don't feel this area satisfies them." Chair Magrann noted, "It doesn't satisfy the soul." Mr. Repetti said, "This project will provide something unique. It's not just rectangular boxes with no relief. Going back to the mosaic benches, that is something I can probably agree to on behalf of the developer. If you want to add that as a condition of approval I would be happy to take that to them." Chair Magrann said, "I would still like to offer to replace the fountains. Is that something they would be open to at all?" Mr. Repetti replied, "They definitely want to keep the fountains. Water is a central theme in Florida." Mr. Veloz said, "It could be a sculptured fountain that is artwork." Chair Magrann indicated the marlin in Stuart and stated, "Communities are getting away from this type of design, because the ecology of it is not. . . ." Mr. Holbrook said, "There is a proposal before the board for your consideration. You can recommend approval, approval with conditions, or you can recommend denial and state the reasons. Obviously they are meeting the criteria which is provided. The board has challenged you, asking you to provide something more of interest that is unique. The fountain is a very important feature for your client. Maybe you could add some element of interest." Mr. Griffis suggested they take a few trees down and put the money on the fountain. Vice Chair Friedman suggested a more interesting fountain. Mr. Holbrook continued, "The board has a proposal. You can make an approval with a recommendation. I remind the board that this is an advisory board, and the recommendation will go before the City Council."

Chair Magrann said, "My recommendation would be to scale back on the expensive items of the fountains and to instead offer the community roundabouts with sculpture and mosaic benches that are fabricated and made by an artist. Artist designed and fabricated." Mr. Repetti stated, "Before a second is offered or not, when you say roundabout, are you talking about roundabouts within roadways?" Chair Magrann answered, "No. Just instead of having an actual fountain, the central. . . ." Mr. Repetti asked, "Would it be something in addition to the fountain, or is it in lieu of a fountain?" Mr. Griffis asked, "An enhanced fountain or in lieu of a fountain?" Mr. Repetti asked, "Could we try to create something at one of the parks with something other than a fountain, and leave the fountain in one of the parks?"

Chair Magrann said, "That would be fine. A smaller one?" Mr. Repetti answered, "I am their engineer. Everything in my world is right angles and black and white. I need to get back with them on artistic elements, but I think that is a reasonable approach, providing mosaic type benches commissioned by an artist and then to explore something other than a fountain at one of the plazas." Mr. Gabel noted, "At the end of the day there is probably some reduced cost for your client but it would provide an additional look and feel for the community."

Chair Magrann said, "So there is a recommendation. I would need a motion to accept that. It is for the developer to scale back." Mr. Griffis said, "One of the fountains for an item of an artistic nature." Chair Magrann continued, "Hopefully the fountain would be included in the smaller park, and at the larger park for it to be more of a central focus with an artistic sculpture in a roundabout fashion. And with eight benches of artistic fabrication commissioned by an artist." Mr. Repetti suggested, "If we could not pin in which one gets the fountain yet, so they can look at the massing and scaling and see which works best." Chair Magrann said, "Okay. Does that make sense for a recommendation?" Vice Chair Friedman said, "I don't like that recommendation. There are fountains out there that are gorgeous. We're not just talking about circles with water squirting out of them. They are designed after artists' renderings. They're beautiful, similar to the one at Haney Circle. There are some benches available that don't have to be individually sculptured. It would bring his cost down. I think we would be forcing them to spend more money than they might be willing to." Chair Magrann said, "That's not what the recommendation is. The recommendation is for them to save money, and the benches can be fabricated at \$900 each depending on size and scale. That is up to them to negotiate with an artist." Vice Chair Friedman said, "I'm thinking of what you're thinking about, and I don't like those benches. Those aren't the benches I'm interested in." Chair Magrann said, "That's up to the client to find the artist." Vice Chair Friedman said, "There are benches around that could be had." Chair Magrann said, "We are also tasked with encouraging nothing off the shelf, that they are employing an artist to satisfy a true public art requirement. We are endeavoring to employ artists." Vice Chair Friedman stated, "We are also empowered to accept beautiful landscaping as a part of it." Chair Magrann noted, "True, which this is." Mr. Griffis said, "That's what we did at Martin Memorial. They were going to add fountains, so we agreed that the fountains would suffice for specific art. Then they said they would have art throughout the hospital anyhow." Vice Chair Friedman commented, "We must remember that landscaping is art." Chair Magrann said, "When it is artistically designed. What does

the board want to do? We have the recommendation." Mr. Veloz said, "I'm okay with that recommendation. I will move that we accept the plans based on our recommendations and what the client wants to do." Chair Magrann said, "We do not want to hold up anything timewise. Everybody has a schedule to follow." Mr. Gabel **seconded** the motion. Vice Chair Friedman asked that the motion be read. The Deputy City Clerk said, "The last recommendation I have is to scale back on the fountains and perhaps but a fountain in the smaller park, but then Mr. Repetti wanted to leave that. . . ." Chair Magrann said, "We're going to strike that." The Deputy City Clerk continued, "You suggested eight benches, artist fabricated, completed by the artist." Chair Magrann said, "Because there are two fountains they are putting four benches each, so it's a total of eight benches. If the client wants to keep one fountain, the other would be a sculpture or something of creativity. It could be a light sculpture. Something within the dollar figure they choose, but definitely something creative." Mr. Veloz said, "Not an identical fountain." The motion passed **unanimously** by voice vote.

DRAFT



*Tradition Design Review Committee
Architectural Review*

10807 SW Tradition Square Port St. Lucie, FL 34987

Phone (772) 345-5101

Date: 8.16.12

*To: Grande Palms @ Tradition III, LLC
Attention: Leo Repetti, P.E., Kimley Horn & Associates
10521 SW Village Center Drive, #103
Port St. Lucie, FL 34987*

Regarding: Grande Palms III Apartments - Preliminary Site Plan, Building Elevations

This notice serves as the Design Review Committee's response to your request as referenced above. Please note any comments made by the Committee as listed below. If you have any questions regarding this matter, please do not hesitate to contact the Committee at (772) 345-5101.

Status: Conditionally Approved

Comments:

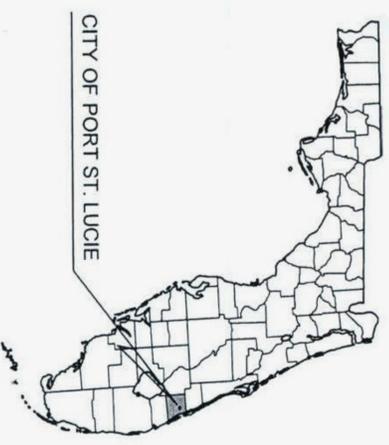
The Committee has reviewed the above-referenced site plan and elevations and has approved them conditionally per the following comments:

- Southern-most entrance driveway on SW West Park Avenue - Committee is requiring that the onstreet parking island directly across the street be expanded and enhanced landscape be installed*
- Fence detail to be submitted*
- Confirm how drainage will tie in on the berm adjacent to the school as it relates to landscape*
- Submit detail on landscape materials to be installed at the left turn lane on Village Parkway*
- Submit elevations for clubhouse, gazebo, storage spaces and garages*
- Submit detail for materials to be used in screening A/C equipment*
- Applicant to work with Tradition Community Development District Engineer and Tradition Irrigation Company - will need to make applications as needed*

Thank you.

Tradition Design Review Committee

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



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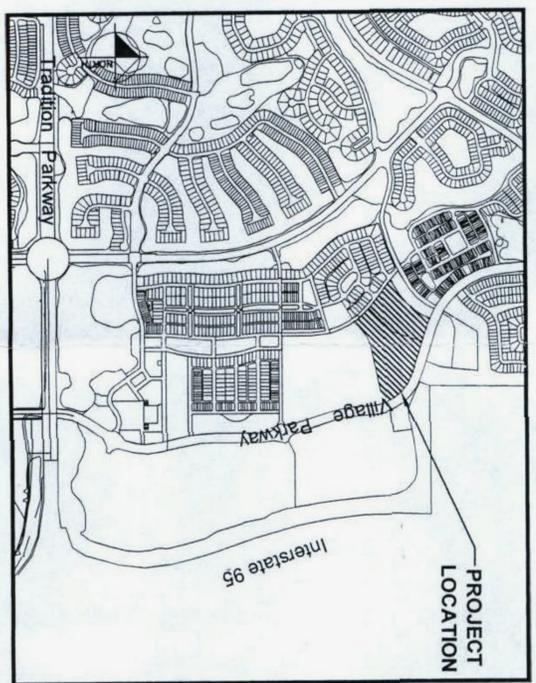
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GRANDE PALMS III

CITY OF PORT ST. LUCIE
 FLORIDA



- C1
- C2
- C3

INDEX OF SHEETS
 COVER SHEET
 MASTER SITE PLAN
 MASTER UTILITY AND DRAINAGE PLAN



Kimley-Horn and Associates, Inc.

KHA PROJECT: 147312000
 DATE: 2 JULY 2012
 SCALE: AS SHOWN
 DESIGNED BY: AL
 DRAWN BY: AL
 CHECKED BY: LJR

Kimley-Horn and Associates, Inc.
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 PORT ST. LUCIE, FLORIDA, 34987
 PHONE: 772-345-3800 FAX: 772-794-4130
 WWW.KIMLEY-HORN.COM CA 0000696

No.	REVISIONS	DATE	BY

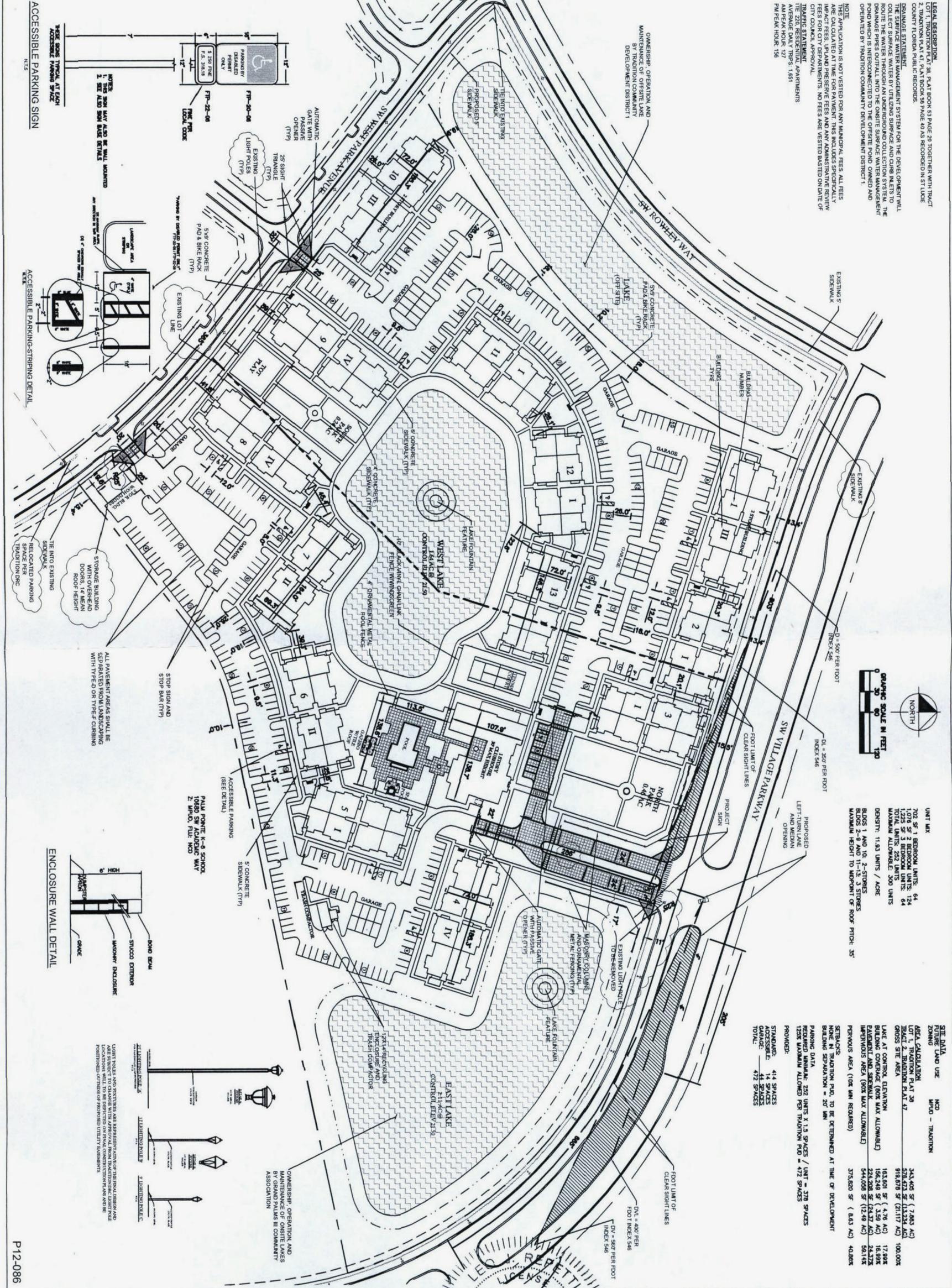
P12-086

GRANDE PALMS III
 PORT SAINT LUCIE FL

COVER SHEET

SHEET NUMBER
 C1

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and/or reliance on this document without written authorization and adoption by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SHEET NUMBER C2	GRAND PALMS III MASTER SITE PLAN PORT SAINT LUCIE, FL	KHA PROJECT 147312000 DATE 2 JULY 2012 SCALE: AS SHOWN DESIGNED BY: AL DRAWN BY: AL CHECKED BY: AL	LICENSED PROFESSIONAL No. 57573 LEO J. REPELLI, P.E. STATE OF FLORIDA ENGINEER	Kimley-Horn and Associates, Inc. 2012 KIMLEY-HORN AND ASSOCIATES, INC. 10591 SOUTHWEST VILLAGE CENTER DRIVE, SUITE 103 PORT SAINT LUCIE, FLORIDA, 34987 PHONE: 772-345-3800 FAX: 772-794-4130 WWW.KIMLEY-HORN.COM CA 00000696	REVISIONS PER CITY SPIC COMMENTS 07-27-12 ALB 08-23-12 ALB
		No. _____ REVISIONS _____ DATE _____ BY _____			

**TRADITION
DESIGN REVIEW COMMITTEE**

PLANS:

APPROVED:

DISAPPROVED:

SEE COMMENTS:

DATE: 8.16.12

DRC MEMBER: *Wesley Fox*
John Gausciller



ROGER FRY AND ASSOCIATES ARCHITECTS
2791 BIRD AVENUE, MIAMI, FL, 33133
PH: 305 446 7787

FRONT ELEVATION
ATLANTIC TRADITION
8/8/2012

ATLANTIC PACIFIC DEVELOPMENT
1025 KANE CONCOURSE, SUITE #215
BAY HARBOR ISLANDS, FL, 33154
PH: 305 867 2245

**TRADITION
DESIGN REVIEW COMMITTEE**

PLANS:

APPROVED:

DISAPPROVED:

SEE COMMENTS:

DATE: 8.16.12

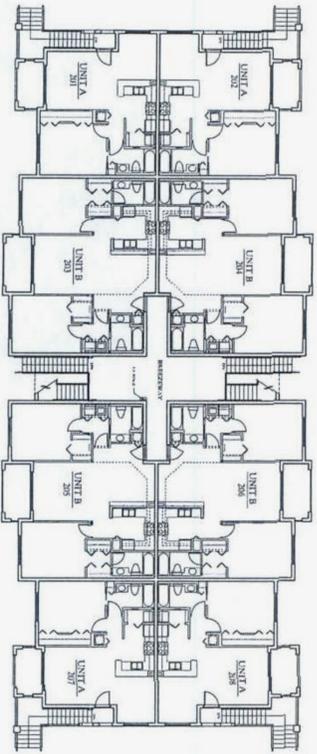
MEMBER: Stacy Dwyer for
JOHN GAUDIGER



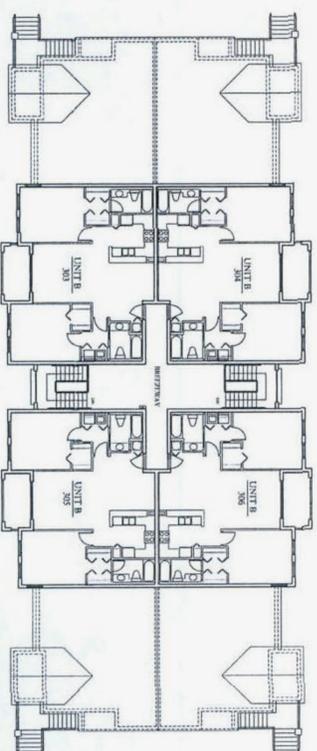
ROGER FRY AND ASSOCIATES ARCHITECTS
2791 BIRD AVENUE, MIAMI, FL, 33133
PH: 305 446 7787

SIDE ELEVATION
ATLANTIC TRADITION
8/8/2012

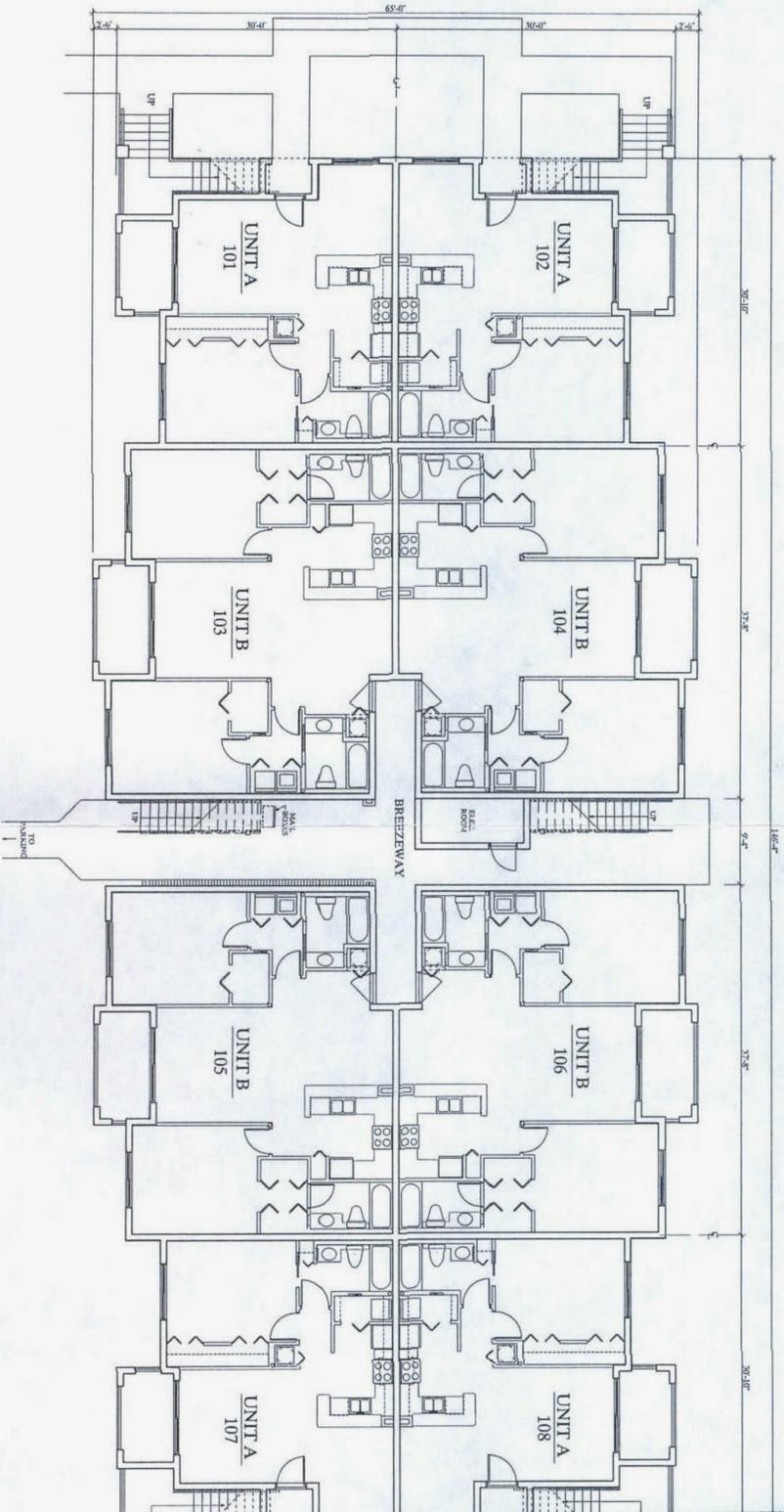
ATLANTIC PACIFIC DEVELOPMENT
1025 KANE CONCOURSE, SUITE #215
BAY HARBOR ISLANDS, FL, 33154
PH: 305 867 2245



PLAN @ SECOND FLOOR



PLAN @ THIRD FLOOR



PLAN @ GROUND FLOOR

BUILDING TYPE I

TRADITION
DESIGN REVIEW COMMITTEE

PLANS:

APPROVED:

DISAPPROVED:

SEE COMMENTS:

DATE: 8.16.12

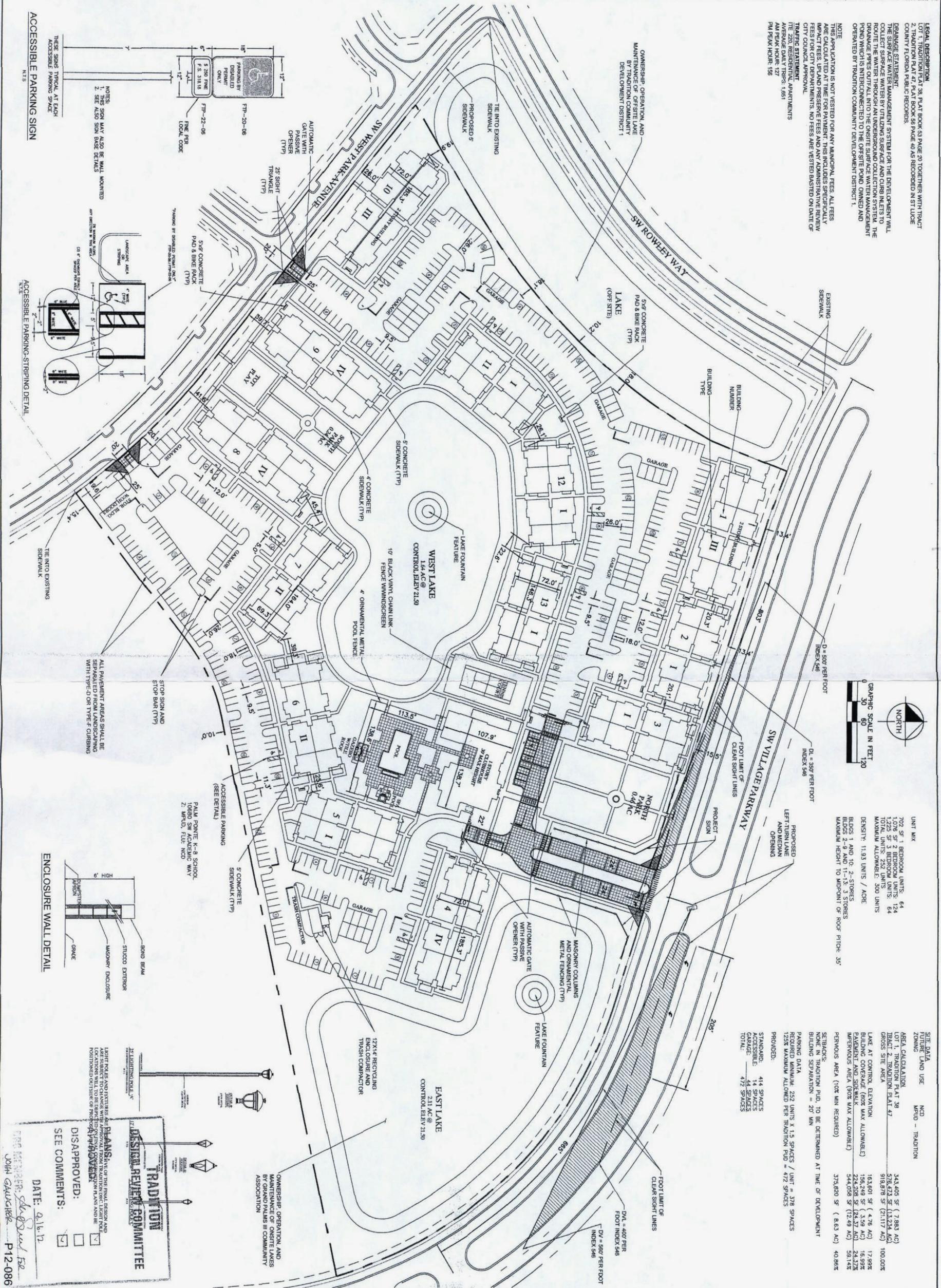
DRC MEMBER: *John Savagher*

Approved for

ATLANTIC
TRADITION
PORT ST. LUCIE
FLORIDA

Atlantic & Pacific
COMPANIES
ROGER FRY
& ASSOCIATES
ARCHITECTS, P.A.
AA 26000598
ROGER FRY, ARCHITECT
AR 7534
2791 BIRD AVENUE
COCONUT GROVE, FL 33133
TEL: 305-446-7157
FAX: 305-446-7155
Fry@rogfrty.com

DATE: 8-2-12 SHEET NUMBER: A-1

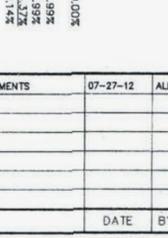
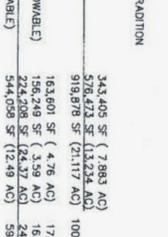
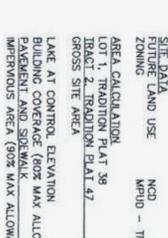
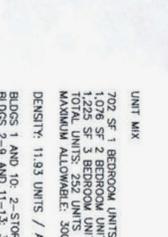
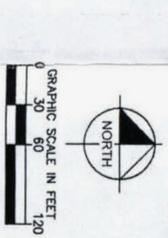


LEGAL DESCRIPTION
 LOT 1, TRADITION PLAT 38, PLAT BOOK 53 PAGE 20 TOGETHER WITH TRACT 2, TRADITION PLAT 47, PLAT BOOK 58 PAGE 40 AS RECORDED IN ST. LUCIE COUNTY FLORIDA PUBLIC RECORDS.

DRAINAGE STATEMENT
 THE SURFACE WATER MANAGEMENT SYSTEM FOR THE DEVELOPMENT WILL COLLECT SURFACE WATER BY UTILIZING SURFACE AND CURB INLETS TO ROUTE THE WATER THROUGH AN UNDERGROUND COLLECTION SYSTEM. THE DRAINAGE PLAN IS SUBMITTED TO THE ON-SITE SURFACE WATER MANAGEMENT ENGINEER FOR REVIEW AND APPROVAL. THE OFF-SITE SURFACE WATER MANAGEMENT OPERATED BY TRADITION COMMUNITY DEVELOPMENT DISTRICT 1.

NOTE
 THIS APPLICATION IS NOT VESTED FOR ANY MUNICIPAL FEES. ALL FEES ARE CALCULATED AT THE TIME FOR PAYMENT. THIS INCLUDES SPECIFICALLY IMPACT FEES, GRUND AND PRESERVE FEES AND ANY ADMINISTRATIVE REVIEW CITY COUNCIL APPROVAL.

TRAFFIC STATEMENT
 THE 220 RESIDENTIAL APARTMENTS AVERAGE DAILY TRIPS: 1,651 AM PEAK HOUR: 127 PM PEAK HOUR: 138



UNIT MIX

720 SF 1 BEDROOM UNITS:	64
1,070 SF 2 BEDROOM UNITS:	124
1,225 SF 3 BEDROOM UNITS:	64
TOTAL UNITS:	252 UNITS
MAXIMUM ALLOWABLE:	300 UNITS
DENSITY:	11.93 UNITS / ACRE

BLOCS 1 AND 10 - 2-STORIES
 BLOCS 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252

SITE DATA

FUTURE LAND USE	NCD
ZONING	MFDU - TRADITION
AREA CALCULATION:	
LOT 1, TRADITION PLAT 38	343,409 SF (7.883 AC)
TRACT 2, TRADITION PLAT 47	578,473 SF (13.234 AC)
GROSS SITE AREA	919,879 SF (21.117 AC)
LAKE AT CONTROL ELEVATION	153,601 SF (3.478 AC)
BUILDING COVERAGE (60% MAX ALLOWABLE)	156,249 SF (3.59 AC)
PAVEMENT AND SIDEWALK	224,208 SF (5.127 AC)
PERVIOUS AREA (90% MAX ALLOWABLE)	544,059 SF (12.49 AC)
PERVIOUS AREA (100% MIN REQUIRED)	373,620 SF (8.63 AC)

SETBACKS:
 NONE IN TRADITION PUD, TO BE DETERMINED AT THE TIME OF DEVELOPMENT
 BUILDING SEPARATION = 20 MIN

PARKING DATA
 REQUIRED MINIMUM: 252 UNITS X 1.5 SPACES / UNIT = 378 SPACES
 120% MAXIMUM ALLOWED PER TRADITION PUD = 472 SPACES

PROVIDED:

STANDARD:	414 SPACES
PERVIOUS:	22 SPACES
GARAGE:	44 SPACES
TOTAL:	472 SPACES

ENCLOSURE WALL DETAIL

ENCLOSURE WALL DETAIL

TRADITION DESIGN REVIEW COMMITTEE

DATE: 01-17-12

SEE COMMENTS:

DATE: 01-17-12

JOHN GAUCHER P12-086