

COUNCIL ITEM: 8B
DATE 11/19/12

COUNCIL ITEM 10A
DATE 10/22/12

ORDINANCE 12-68

AN ORDINANCE PROVIDING FOR THE NINTH AMENDMENT OF THE MASTER PLANNED UNIT DEVELOPMENT DOCUMENT AND CONCEPTUAL DEVELOPMENT PLAN FOR TRADITION LOCATED IN A MASTER PLANNED UNIT DEVELOPMENT DISTRICT; PROVIDING AN EFFECTIVE DATE.

WHEREAS, by Ordinance 03-151, City of Port St. Lucie, the City of Port St. Lucie City Council rezoned the Tradition property to a Master Planned Unit Development (MPUD) zoning district and approved a MPUD document and conceptual development plan; and

WHEREAS, on July 23, 2004, the City of Port St. Lucie administratively approved an amendment to the MPUD document and conceptual development plan for Tradition; and

WHEREAS, on April 27, 2005, the City of Port St. Lucie administratively approved the second amendment to the MPUD document and conceptual development plan for Tradition; and

WHEREAS, by Ordinance 05-124, City of Port St. Lucie, the City of Port St. Lucie City Council approved the third amendment to the MPUD document and conceptual development plan for Tradition; and

WHEREAS, by Ordinance 06-54, City of Port St. Lucie, the City of Port St. Lucie City Council approved the fourth amendment to the MPUD document and conceptual development plan for Tradition; and

WHEREAS, on November 22, 2006, the City of Port St. Lucie administratively approved the fifth amendment to the MPUD document and conceptual development plan for Tradition; and

WHEREAS, by Ordinance 07-108, City of Port St. Lucie, the City of Port St. Lucie City Council approved the sixth amendment to the MPUD document and conceptual development plan for Tradition; and

ORDINANCE 12-68

WHEREAS, by Ordinance 08-81, City of Port St. Lucie, the City of Port St. Lucie City Council approved the seventh amendment to the MPUD document and conceptual development plan for Tradition; and

WHEREAS, on March 26, 2008, the City of Port St. Lucie administratively approved the eighth amendment to the MPUD document and conceptual development plan for Tradition; and

WHEREAS, the proposed changes to the MPUD document and conceptual development plan are consistent with Sections 158.185, et seq., Port St. Lucie City Code.

NOW, THEREFORE, THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

Section 1. That the MPUD Document and conceptual development plan for Tradition (P12-052) , as approved by Ordinances 03-151, 05-124, 06-54, 07-108 and 08-81 City of Port St. Lucie, is amended as reflected in the composite exhibit attached hereto.

Section 2. That the provisions of Ordinances 03-151, 05-124, 06-54, 07-108 and 08-81 City of Port St. Lucie, not inconsistent with the provisions of Section 1 herein shall remain in full force and effect.

Section 3. This Ordinance shall become effective ten (10) days after its final

ORDINANCE 12-68

adoption.

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida, this

_____ day of _____

CITY COUNCIL
CITY OF PORT ST. LUCIE

BY: _____
Joann M. Faiella, Mayor

ATTEST:

Karen A. Phillips, City Clerk

APPROVED AS TO FORM: _____
Roger G. Orr, City Attorney

PORT ST. LUCIE CITY COUNCIL

AGENDA ITEM REQUEST

MEETING: REGULAR X SPECIAL

DATE: 10-22-12 and 11-13-12

ORDINANCE X RESOLUTION ___ MOTION

PUBLIC HEARING 11-13-12 LEGAL AD PUBLISH DATE City Clerk's Office

NAME OF NEWSPAPER St. Lucie News Tribune

ITEM: P12-052. Tradition MPUD Amendment No. 9

RECOMMENDED ACTION: The Site Plan Review Committee at their meeting of September 12, 2012, recommended approval of the MPUD amendment. The Planning & Zoning Board at their meeting of October 2, 2012 unanimously voted to recommend approval of the MPUD amendment.

=====

EXHIBITS: A. Staff Report and Recommendation
B. Ordinance

SUMMARY EXPLANATION/BACKGROUND INFORMATION: A request to amend the conceptual plan for Tract "A" of Tradition Plat No. 68 as a park site, which will allow for a special exception use for a wireless communication tower to be considered. Tract "A" is located east of the existing Tradition Parkway and north of the Abingdon development. Also, to amend the text to specify acreage requirements for schools, allow schools to have a maximum building height of 50 feet, allow temporary outdoor sales and special events within the Town center and Mixed Use areas of the MPUD, and to remove the requirement that the maximum number of parking spaces on a site is limited to 125% of the required number of spaces.

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

SUBMITTING DEPARTMENT: Planning Department

DATE: 10/12/12



ITEM #7 (C)

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

TO: PLANNING & ZONING BOARD - MEETING OF OCTOBER 2, 2012

FROM: ANNE COX, ASSISTANT DIRECTOR OF PLANNING AND ZONING ^{AZ}

RE: MPUD AMENDMENT APPLICATION
PROJECT NO. P12-052
TRADITION MPUD AMENDMENT NO. 9

DATE: SEPTEMBER 20, 2012

OWNER/APPLICANT: PSL Acquisition I, LLC is the owner. Fishkind & Associates, Inc. has been authorized to act as agent. Proof of ownership is located in the Planning Department file and an updated letter of unified control is included as Exhibit 3 of the MPUD document.

LOCATION: The property is located north and south of Tradition Parkway and west of Interstate 95.

SIZE: 3,015 acres

LEGAL DESCRIPTION: The legal description is included as Exhibit 7 of the MPUD document.

FUTURE LAND USE: NCD (New Community Development District)

EXISTING ZONING: (MPUD) Master Planned Unit Development

EXISTING USE: Mixed use and vacant land

SURROUNDING USES: North = St. Lucie County Agricultural zoning, vacant land and citrus groves; South = Southern Grove MPUD and St. Lucie County Agricultural zoning, hotel, biomedical, vacant land and citrus groves; West = St. Lucie County Agricultural

zoning, vacant land and citrus groves; East = Utility and RS-2 zoning, stormwater management lakes and residential.

PROPOSED AMENDMENT: The proposed amendment includes the following changes:

1. Designating Parcel 23 as a park site in the site information in Exhibit 5 and on Exhibit 8 the MPUD Conceptual Plan. Parcel 23 is 0.984 acres in size.
2. Changing Section 1(C) of Exhibit 6 regarding wireless communication towers in residential areas. Currently wireless communication towers are permitted as a special exception use in the residential areas within public recreation areas or school sites. The proposed amendment specifies "parks" instead of public recreation areas and the parks or schools site will be required to be designated on the MPUD Conceptual Plan, Exhibit 8. This change is consistent with Section 158.213(D)(9) of the City's Zoning Code. It will allow a special exception use for a wireless communication tower to be processed for Parcel 23, which is legally described as Tract A of Tradition Plat No. 68.
3. Adding a new Section 1(E)(4) in Exhibit 6 which specifies the acreage requirements for schools.
4. Amending Section 1(H) of Exhibit 6 to allow schools to have a maximum height of 50 feet instead of 35 feet.
5. Adding new Sections 3(B)(23) and 4(B)(26) regarding special events in the Town Center and Mixed Use areas to be consistent with the City's codes.
6. Amending Section 7(C) regarding parking to refer back to the City's Zoning Code for uses not listed in the MPUD document and to remove the maximum cap of 125% of required spaces that can be provided on site.

IMPACTS AND FINDINGS:

Land Use Consistency: The proposed MPUD amendment is consistent with the land use designations of NCD and with the direction and policies of the Comprehensive Plan.

Sewer/Water Service: The City of Port St. Lucie Utilities Department is the provider of water and sewer service.

Transportation: Roadway improvements are addressed through the Tradition Development of Regional Impact Development Order.

Environmental: The preservation of wetlands and native upland habitat and the protection of listed species are addressed through the Tradition Development of Regional Impact Development Order.

Notices: Per Section 158.192 of the City's Zoning Code, property owner notification letters were sent to all property owners within 300 feet of Tract A, Tradition Plat No. 68 (Parcel 23) due to the proposed change in the conceptual plan to designate this parcel as a park.

STAFF RECOMMENDATION:

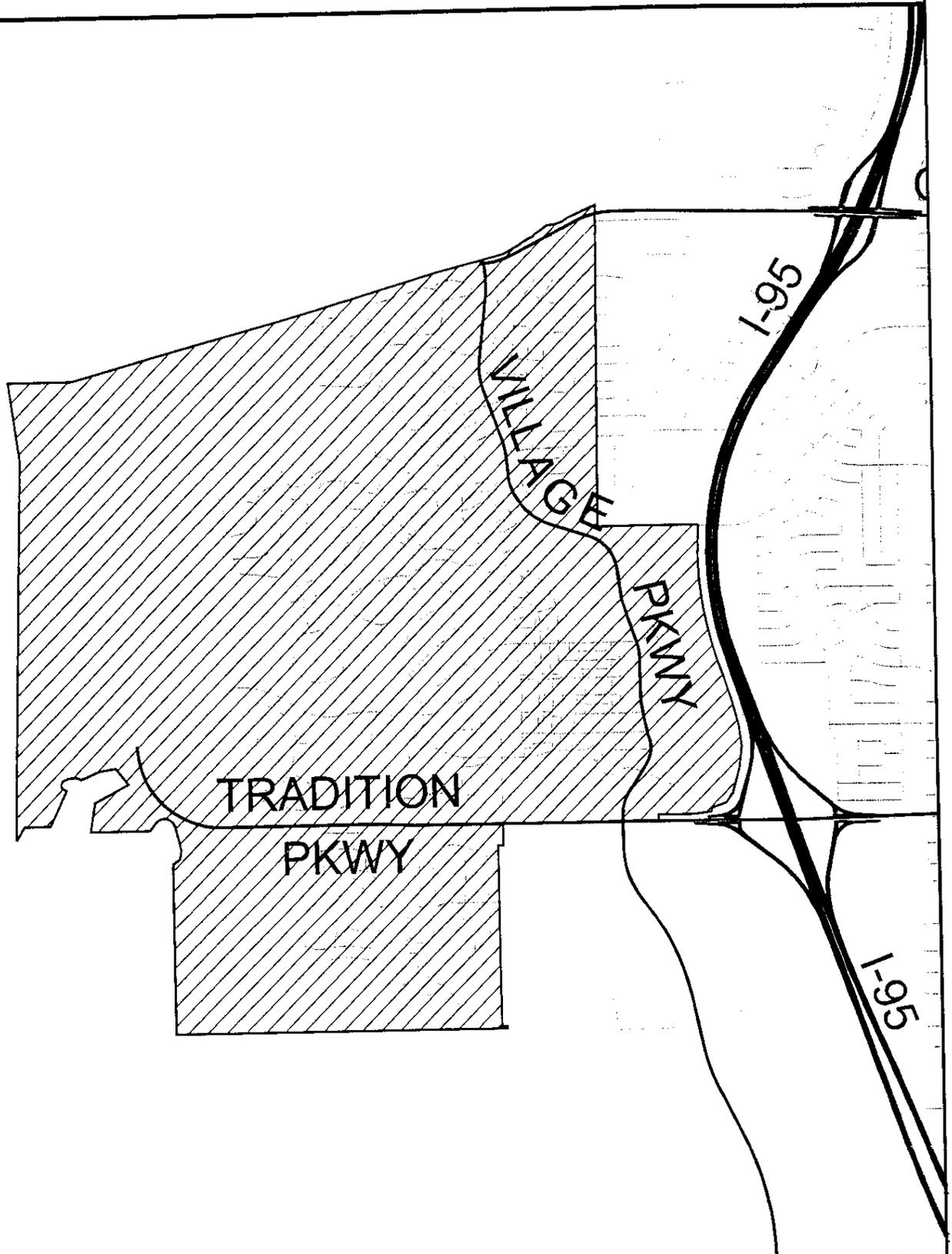
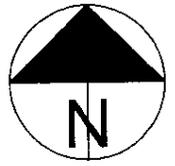
The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval. On September 12, 2012, the Site Plan Review Committee recommended approval of the MPUD amendment.

PLANNING AND ZONING BOARD ACTION OPTIONS:

- Motion to approve
- Motion to approve with conditions
- Motion to deny

* Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.

SITE LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ 2012.DWG

TRADITION MPUD AMENDMENT NO. 9

DATE: 9/19/2012

APPLICATION NUMBER:
P12-052

CADD FILE NAME:
P12-052L

SCALE: 1" = .5 MI

SITE LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ 2012.DWG

TRADITION MPUD AMENDMENT NO. 9

AERIAL DEC 2010

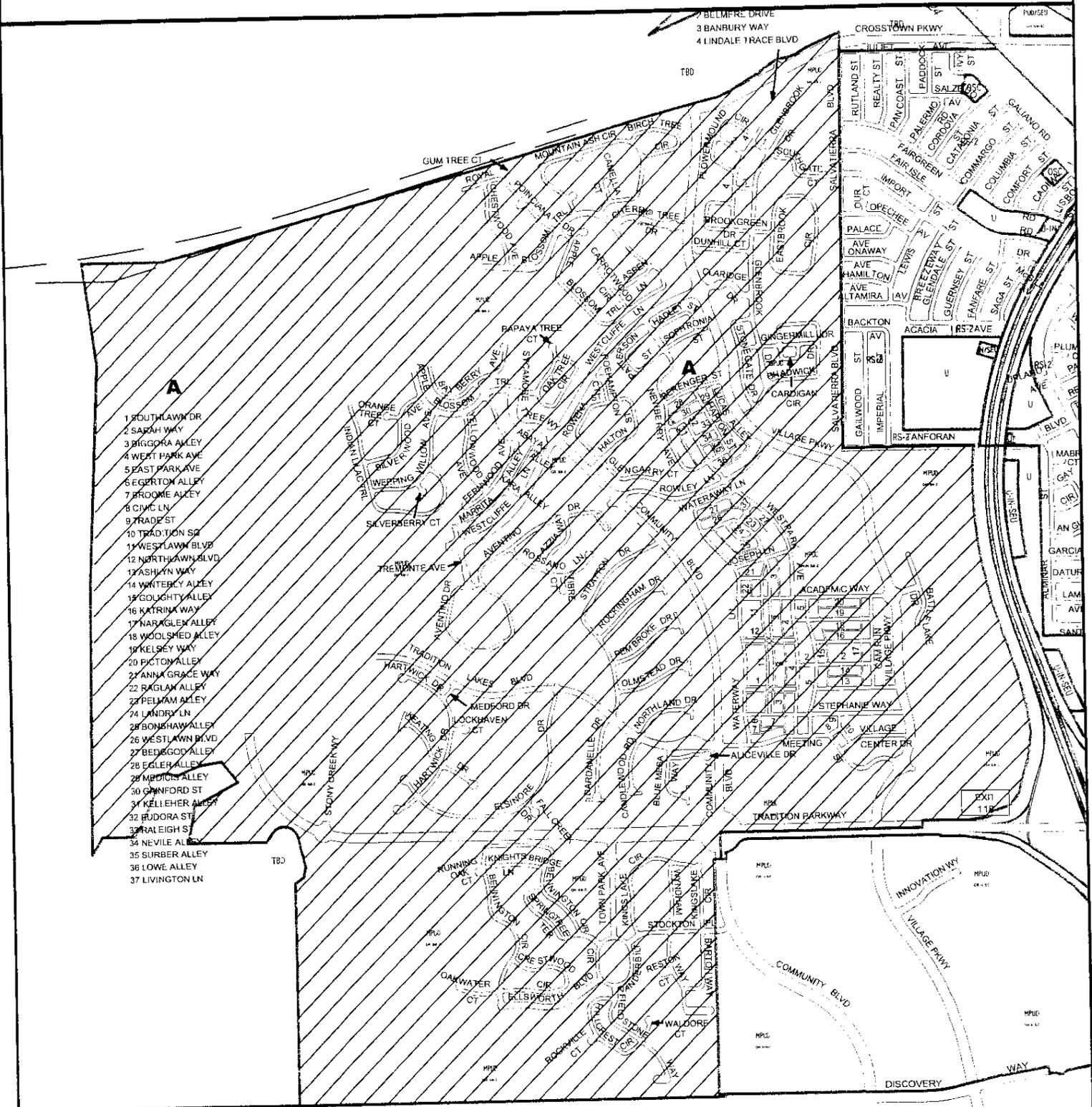
DATE: 9/19/2012

APPLICATION NUMBER:
P12-052

CADD FILE NAME:
P12-052A

SCALE: 1"=1900'

EXISTING ZONING



- A**
- 1 SOUTH LAWN DR
 - 2 SARAH WAY
 - 3 BIGGORA ALLEY
 - 4 WEST PARK AVE
 - 5 EAST PARK AVE
 - 6 EGERTON ALLEY
 - 7 BROOME ALLEY
 - 8 CIMC LN
 - 9 TRADE ST
 - 10 TRADITION SQ
 - 11 WEST LAWN BLVD
 - 12 NORTH LAWN BLVD
 - 13 ASHLYN WAY
 - 14 WINTERLY ALLEY
 - 15 GOUGHY ALLEY
 - 16 KATRINA WAY
 - 17 NARAGLEN ALLEY
 - 18 WOOLSHED ALLEY
 - 19 KELSEY WAY
 - 20 PICTON ALLEY
 - 21 ANNA GRACE WAY
 - 22 RAGLAN ALLEY
 - 23 PELHAM ALLEY
 - 24 LANDRY LN
 - 25 BONSHAW ALLEY
 - 26 WEST LAWN BLVD
 - 27 BEDGOD ALLEY
 - 28 EGLER ALLEY
 - 29 MORTON ALLEY
 - 30 GAINFORD ST
 - 31 KELLIHER ALLEY
 - 32 RUDORA ST
 - 33 RALEIGH ST
 - 34 NEVILLE ALLEY
 - 35 SURBER ALLEY
 - 36 LOWE ALLEY
 - 37 LIVINGTON LN

TRADITION MPUD AMENDMENT NO. 9

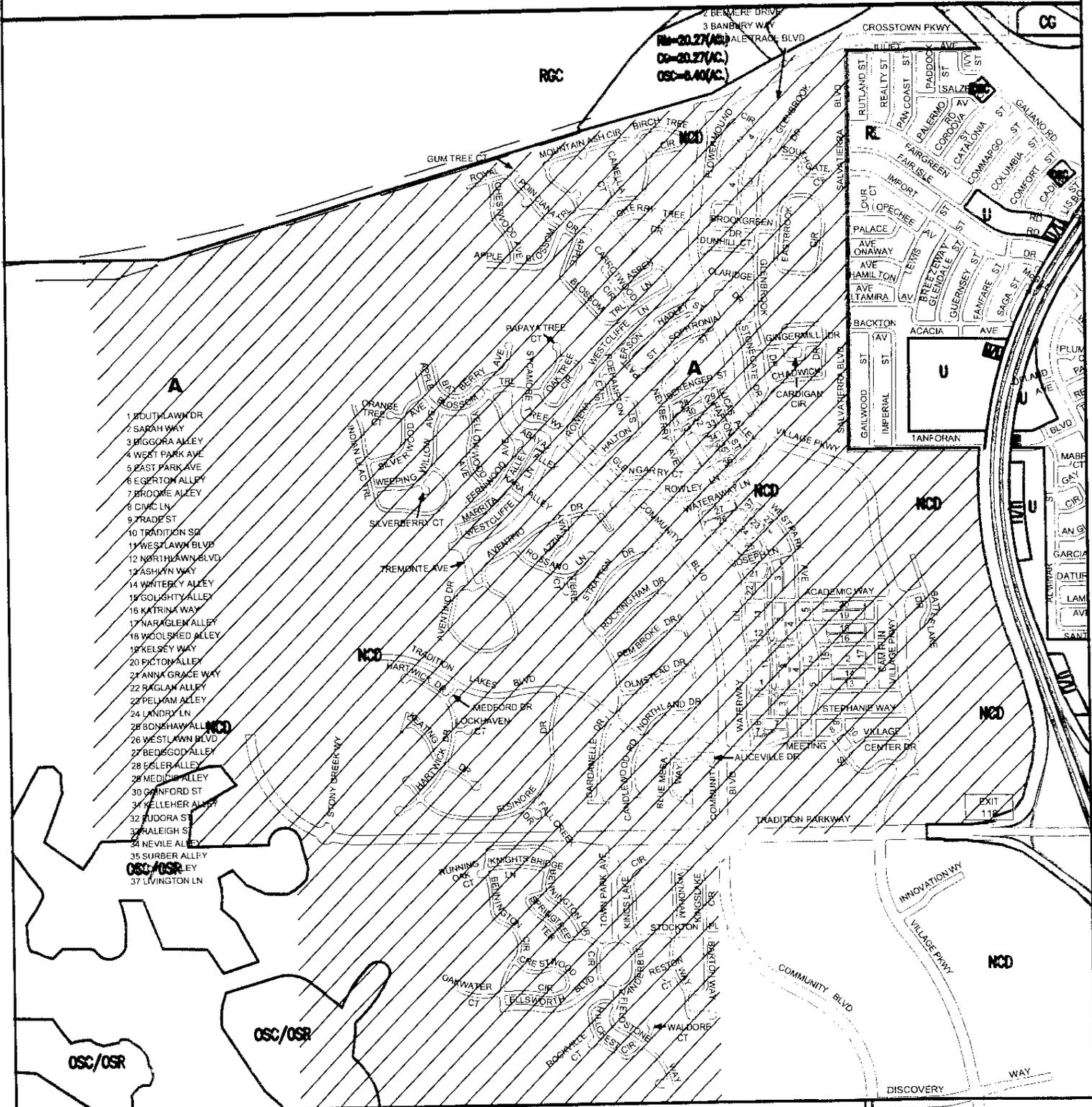
DATE: 9/19/2012
 APPLICATION NUMBER:
 P12-052
 CADD FILE NAME:
 P12-052M
 SCALE: 1"=1900'



CITY OF PORT ST. LUCIE
 PLANNING & ZONING DEPT.

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

FUTURE LAND USE



TRADITION MPUD AMENDMENT NO. 9

DATE: 9/19/2012

APPLICATION NUMBER:
P12-052

CADD FILE NAME:
P12-052M

SCALE: 1" = 1900'



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ 2012.DWG

EXHIBIT 1

PUD AMENDMENT APPLICATION

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

FOR OFFICE USE ONLY

Planning Dept. P12-052
Fee (Nonrefundable)\$ 11,980.00
Receipt # 11821

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

PRIMARY CONTACT EMAIL ADDRESS: wmccurry@traditionfl.com

PROPERTY OWNER:

Name: PSL Acquisitions I, LLC
Address: 4333 Edgewood Rd., NE Cedar Rapids., IA 52499-5445
Telephone No. (319) 355-2304 FAX No. (319) 355-8030

AGENT OF OWNER (if any)

Name: Fishkind & Associates - Contact: Wes McCurry
Address: 10489 SW Meeting St, Port St. Lucie, FL 34987
Telephone No. (772) 340-3500 FAX No. (772) 340-3718

RECEIVED

AUG 22 2012

PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL

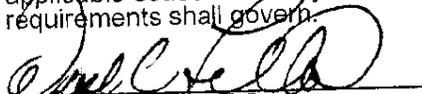
PROPERTY INFORMATION

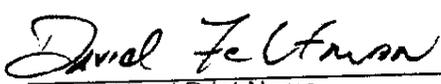
Legal Description: See Exhibit 7 of MPUD Document
(Include Plat Book and Page)
Parcel I.D. Number: Various
Current Zoning: MPUD Proposed Zoning: MPUD
Future Land Use Designation: NCD Acreage of Property: 3015

Reason for amendment request:

Text amendments to: i) modify allowable locations for wireless communications towers within Residential districts; ii) specify minimum acreages for school sites within Residential districts; iii) specify maximum building heights for school buildings within Residential districts; iv) modify parking requirements for schools; and v) list special events as an allowable use in Mixed Use and Town Center districts.

- 1) Applicant must list on the first page of the attached amendment all proposed changes with corresponding page number(s).
- 2) All proposed additions must be underlined and deleted text must have a strikethrough.
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Signature of Owner


Hand Print Name

4/10/12
Date

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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.

ORDINANCE 12-

AN ORDINANCE PROVIDING FOR THE NINTH AMENDMENT OF THE MASTER PLANNED UNIT DEVELOPMENT DOCUMENT AND CONCEPTUAL DEVELOPMENT PLAN FOR TRADITION LOCATED IN A MASTER PLANNED UNIT DEVELOPMENT DISTRICT; PROVIDING AN EFFECTIVE DATE.

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ORDINANCE 12-

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ORDINANCE 12-

Section 3. This Ordinance shall become effective ten (10) days after its final adoption.

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida, this

_____ day of _____

CITY COUNCIL
CITY OF PORT ST. LUCIE

BY: _____
Joann M. Faiella, Mayor

ATTEST:

Karen A. Phillips, City Clerk

APPROVED AS TO FORM: _____
Roger G. Orr, City Attorney

MPUD APPLICATION FOR MPUD REZONING OF TRADITION 3015 ACRES

**BY:
TRADITION DEVELOPMENT COMPANY, LLC.**

10521 SW Village Center Drive, Suite 201
Port St. Lucie, FL 34987

Adopted Sept. 22, 2004
Ordinance 03-151

Administrative Amendment No. 1 / P04-060
Approved July 23, 2004

Administrative Amendment No. 2 / P04-545
Approved April 27, 2005

Amendment No. 3 / P05-236
Adopted October 10, 2005
Ordinance 05-124

Amendment No. 4 / P04-104
Adopted June 12, 2006
Ordinance 06-54

Administrative Amendment No. 5 / P06-368
Approved November 22, 2006

Amendment No. 6 / P07-107
Adopted August 13, 2007
Ordinance 07-108

Amendment No. 7 / P07-417

Administrative Amendment No. 8 / P08-031
Approved March 26, 2008

Amendment No. 9 / P12-052

List of Amendments

Amendment No. 9

1. Revisions to Exhibit 6, Section 1 (C) (1) regarding wireless communications towers (page 16)
2. Addition to Exhibit 6, Section 1 (E) (1) regarding minimum lot requirements for schools (page 16)
3. Revisions to Exhibit 6, Section 1 (H) regarding maximum building height for schools (page 17)
4. Addition to Exhibit 6, Section 3 (B) (23) regarding temporary special events as an allowable use (page 23)
5. Addition to Exhibit 6, Section 4 (B) (26) regarding temporary special events as an allowable use (page 26)
6. Revisions to Exhibit 6, Section 7 (C) regarding parking ratios (page 32)
7. Revision to Exhibit 8B designating a park site within Residential parcel

TABLE OF CONTENTS

TABLE OF CONTENTS	3
LIST OF EXHIBITS	4
LIST OF PROJECT PROFESSIONALS	5
CONCEPT MPUD APPLICATION	6
INTRODUCTION	8
MPUD APPLICATION CHECKLIST	9
EXHIBITS 3 – 13	10

LIST OF EXHIBITS

Exhibit 1	Page 6	Application for MPUD Plan Approval
Exhibit 1A	Page 7	Agent Authorization Letter
Exhibit 2	Page 9	MPUD Application Checklist
Exhibit 3	Page 10	Letter of Unified Control, Tradition, Horizon
Exhibit 4	Page 11	General Standards for District Establishment
Exhibit 5	Page 13-14	Site Information
Exhibit 6	Page 15-35	Proposed Development Uses/Standards
Exhibit 7	Page 36-38	Legal Description
Exhibit 8	Page 39-40	Conceptual Plan
Exhibit 8A	Page 41	Previously Approved Areas
Exhibit 8B	Page 42	Land Use Plan
Exhibit 9	Page 43	Binding MPUD Agreement, Tradition
Exhibit 10A	Page 44	Single Family Front Loaded Lot
Exhibit 10B	Page 45	Single Family Front Loaded Lot
Exhibit 10C	Page 46	Single Family Front Loaded Lot
Exhibit 10D	Page 47	Single Family Rear Loaded Lot
Exhibit 10E	Page 48	Townhouse – Front Loaded Lot
Exhibit 10F	Page 49	Townhouse – Rear Loaded Lot
Exhibit 10G	Page 50	Typical Building Townhome Layout
Exhibit 10H	Page 51	Single Family - Rear Loaded Garage Village Unit
Exhibit 10I	Page 52	Road Cross Sections
Exhibit 10J	Page 53	Road Cross Sections
Exhibit 10K	Page 54	Road Cross Sections
Exhibit 10L	Page 55	Road Cross Section
Exhibit 11	Page 56	Transportation
Exhibit 12	Page 57	Entitlement Allocation Exhibit
Exhibit 13	Page 58	Quarter Mile/800 Unit Exhibit
Exhibit 8 (11x17)	Page 59-60	Conceptual Plan, Enlarged Map
Exhibit 8A (11x17)	Page 61	Previously Approved Areas, Enlarged Map
Exhibit 8B (11x17)	Page 62	Land Use Plan, Enlarged Map
Exhibit 11 (11x17)	Page 63	Transportation, Enlarged Map

TRADITION

PROJECT PROFESSIONALS

DEVELOPER : ~~TRADITION DEVELOPMENT COMPANY, LLC~~
~~HORIZON ST. LUCIE DEVELOPMENT, LLC~~
Patricia A. Tobin, AICP
10521 SW Village Center Dr.
Suite 201
Port St. Lucie, FL 34987
772 340 3500

~~MINTO TOWNPARK, LLC~~
John Carter, AICP, Vice President
4400 W. Sample Road, Suite 200
Coconut Creek, FL 33073-3450

OWNER : ~~PSL ACQUISITIONS I, LLC~~
~~4333 Edgewood Rd. NE~~
~~Cedar Rapids, IA 52499-5445~~
~~319-355-2304~~

AGENT : ~~FISHKIND & ASSOCIATES, INC.~~
~~Wesley S. McCurry~~
~~10489 SW Meeting St.~~
~~Port St. Lucie, FL 34987~~
~~772-340-3500~~

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

FOR OFFICE USE ONLY

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

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PRIMARY CONTACT EMAIL ADDRESS: wmccurry@traditionfl.com

PROPERTY OWNER:

Name: PSL Acquisitions I, LLC
Address: 4333 Edgewood Rd., NE Cedar Rapids., IA 52499-5445
Telephone No. (319) 355-2304 FAX No. (319) 355-8030

AGENT OF OWNER (if any)

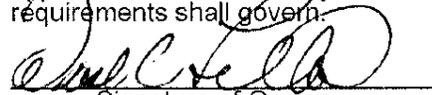
Name: Fishkind & Associates - Contact: Wes McCurry
Address: 10489 SW Meeting St, Port St. Lucie, FL 34987
Telephone No. (772) 340-3500 FAX No. (772) 340-3718

PROPERTY INFORMATION

Legal Description: See Exhibit 7 of MPUD Document
(Include Plat Book and Page)
Parcel I.D. Number: Various
Current Zoning: MPUD Proposed Zoning: MPUD
Future Land Use Designation: NCD Acreage of Property: 3015

Reason for amendment request:
Text amendments to: i) modify allowable locations for wireless communications towers within Residential districts; ii) specify minimum acreages for school sites within Residential districts; iii) specify maximum building heights for school buildings within Residential districts; iv) modify parking requirements for schools; and v) list special events as an allowable use in Mixed Use and Town Center districts.

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- 3) Where there are conflicts between the requirements of the general provisions of this chapter or other applicable codes of the city and the requirements established by official action upon a specific PUD, the latter requirements shall govern.


Signature of Owner

David Felton
Hand Print Name

4/10/12
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.

INTRODUCTION

TRADITION, a MPUD, is a mixed-use community consisting of 3015 acres. The Tradition MPUD is intended to implement the design requirement policies of the NCD land use. TRADITION, offers uses as outlined in the attached Exhibit 5.

The above-mentioned community will have amenities of parks, lakes, upland preservation tracts and recreation areas of parks, playgrounds, or other cultural facilities, golf course and clubhouse.

The internal roadway for TRADITION is designed to ensure an orderly means of ingress and egress movement for both the residents and visitors to the area. The community's primary access will be via Tradition Parkway, together with North and South roadways into the community.

This application is respectfully submitted to the Planning and Zoning Department of the City of Port St. Lucie for processing as a MPUD. The format will follow the outline presented in the PUD Zoning District Standards and Application requirements.

EXHIBIT 2

MPUD APPLICATION CHECKLIST

1. Statement of Unified Control of the entire area within the proposed PUD is enclosed as Exhibit 3.
2. TRADITION is a proposed mixed use community designed to encompass residential, neighborhood/village commercial, town center and institutional uses.
3. The Conceptual Plan for TRADITION is enclosed as Exhibit 8 of this submittal package.
4. Please see Exhibit 4 for the General Standards established for this Master Planned Unit Development. The maximum building heights, minimum setbacks and other site data are shown in Exhibits 6 and 10. Development uses and standards are shown in Exhibit 6.
5. The community is also known as TRADITION.

EXHIBIT 3



April 9, 2012

Mr. Daniel Holbrook, AICP
Director of Planning and Zoning
City of Port St. Lucie
121 S.W. Port St. Lucie Boulevard
Port St. Lucie, Florida 34984

RE: TRADITION MPUD – 9th Amendment

Dear Mr. Holbrook:

This letter is submitted as our Letter of Unified Control in compliance with the City of Port St. Lucie Zoning requirements. **PSL Acquisitions I, LLC**, is the owner of record of the subject property, with Certificate of Title recorded in O.R. Book 3274, Pages 915-985, in the Public Records of St. Lucie County, Florida, and copies of which are already on file in your department and supplied separately with this application.

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

Sincerely,

PSL ACQUISITIONS I, LLC.

A handwritten signature in black ink, appearing to read "David C. Feltman".

David C. Feltman
President

10489 SW Meeting Street • Port St. Lucie, Florida 34987
Phone: (772) 340-3500 • Fax: (772) 340-3718

EXHIBIT 4

GENERAL STANDARDS FOR DISTRICT ESTABLISHMENT

1. The area of TRADITION is 3015 acres, which exceeds the 200-acre minimum establishment of a MPUD within the NCD land use.
2. TRADITION is located on the west side of I-95 and north and south of Tradition Parkway. Main access to the MPUD will be along Tradition Parkway.
3. TRADITION is designated to include residential uses together with town centers and mixed uses.
4. All recreation areas may be a park or playground or other recreational or cultural facility. Furthermore, there may be a golf course and clubhouse with or without an alcoholic beverage license.
5. TRADITION is located within the TRADITION Development of Regional Impact. Storm water management will be provided by an on-site water lake system, which will be part of Westchester Community Development District (WCDD) water management system, located in WCDDs 1, 2, 3, 4, 5, 6, 7, & 8. The Tradition MPUD will be supplied with water and wastewater services by the City of Port St. Lucie Utility Systems Department and will abide and comply with all applicable City Ordinances, Policies, Specifications and Regulatory Agencies governing such service. Furthermore, the Tradition Phase I PUD acknowledged that the City may require reuse water be utilized for irrigation, equal to the amount of wastewater generated by the PUD, upon availability to the site. The design of the roadway sections shall conform to PSLUSD landscaping specifications and policies, latest revision. All utilities will be located underground. Irrigation will be provided by an onsite system.
6. The original physical characteristics of TRADITION MPUD can be described as approximately 3015 acres of "improved pasture". There are no existing wetlands within the neighborhood boundaries designated for impact that have not been approved during the original permitting of TRADITION by the South Florida Water Management District (SFWMD). A modification to an existing Army Corps of Engineers permit is in process. There are within the 3015 acres, wetlands and upland buffers to be preserved. These areas will not be impacted but enhanced by the dedication of additional upland preserve areas.
7. Within TRADITION the minimum finish floor elevations are to be at or above of the minimum elevation for the associated drainage basin as shown in the SFWMD Permit #56-01569-P.
8. This MPUD application is consistent with the City of Port St. Lucie Comprehensive Land Use Plan. The intent of this MPUD is set forth designated land use areas which illustrate compliance with the policy provisions of the New Community Development District land use.

For purposes of this MPUD the following definition shall apply:

Senior living campus – A residential community including a range of living units, including independent units (detached & attached), assisted care units and skilled nursing care facilities along with a variety of common amenities and ancillary services.

EXHIBIT 5

SITE INFORMATION

I. TOTAL ACREAGE: 3015

St. Lucie County Approved Development Areas (Res. 02-141 & 02-142):

• Residential	57.14 acres
• Water Management Tracts	61.04 acres
• Open Space	12.16 acres
• Upland Preserve/Wetlands	16.52 acres
• Road Right-of-Way	48.30 acres
• Town Center	26.01 acres
• Parks	<u>13.00 acres</u>
Total	234.17 acres

Development areas included with this MPUD submittal:

• Residential	1949.97 acres
• Road Right-of-Way	139.97 acres
• Town Center	175.64 acres
• Mixed Use	444.93 acres
• Open Space	41.67 acres
• Conservation Tract	<u>22.98 acres</u>
Total	2780.83 acres

II. DEVELOPMENT AREA – Overall

Residential: Parcels 3, 6, 9, 12, 13, 13A, 14, 15, 16, 18, 19, 20, 21, 22, 23, 32, 34, 35, and 36

Total: 1965.92 acres

• Parcels designed as Civic/Institutional:	
Parcels 13A	Area: 2.40 acres
34	Area: 2.31 acres
35	Area: 3.44 acres
• Parcels designed as neighborhood area/village commercial:	
Parcel 20	Area 2.72 acres
• Parcel designated as park:	
Parcel 22	Area 118.54 acres
<u>Parcel 23</u>	<u>Area: 0.984 acres</u>

Town Center: Parcels 1, 1A, 1B, 1C, 2, 17 and 18 Total: 242.19 acres

• Residential Use:	% of Total:	<u>36.4%</u>
Parcels 1A, 1B, 1C		7.89 acres
Parcel 2		39.99 acres
Parcel 18		40.24 acres

EXHIBIT 6

PROPOSED DEVELOPMENT USE/STANDARDS

Section 1. Residential Area.

- (A) Purpose. The purpose of the residential area shall be to locate and establish neighborhoods within the NCD District which are deemed to be uniquely suited for the development and maintenance of residential living of an urban and suburban character; to designate those uses and services deemed appropriate and proper for location and development within that area; and to establish development standards and provisions as are appropriate to ensure proper development in a residential environment. Residential areas shall contain integrated neighborhoods within a 2-mile radius of shops, services and other activities. Neighborhoods within the residential area shall be a minimum of ten (10) acres and a maximum of six hundred (600) acres. Gated neighborhoods are permitted provided arterial roads are not gated and they are integrated into the overall community via pedestrian and bicycle connections. Higher density residential uses within the Residential area shall be encouraged to be located near Neighborhood/Village areas, Town Centers and Mixed Use areas, central focal points and the center or edge of neighborhood areas. The following standards shall be met in designing neighborhoods within the residential area.
- (B) Permitted Principal Uses and Structures. Neighborhoods within the Residential area may include the following principal uses and structures.
- 1) Single-family dwelling (attached and detached);
 - 2) Single unit accessory apartments, home offices or studios with a maximum living area of 600 square feet shall be permitted above garages on residential lots;
 - 3) Townhouse dwelling;
 - 4) Multiple-family dwelling;
 - 5) Park or playground, or other public or private recreation or cultural facility (including but not limited to: Golf course or clubhouse, with or without an alcoholic beverage license for sale of alcoholic beverages to members and guests of the clubhouse; Open space devoted to the conservation and maintenance of natural waterways, vegetation and wild life; Hiking and/or bicycle trails; Nature study areas and boardwalks; Picnic areas);
 - 6) Civic, institutional or cultural facility [including but not limited to churches or other places of worship, day care centers, schools (public or private), kindergarten through 12th grade, congregate living facilities];
 - 7) Temporary sales trailers located upon the parcel for which sales activities are to be conducted; and

8) Senior living campus.

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

~~4)~~—Wireless communication antennas and monopole towers with a maximum height of 100 feet located within a ~~public recreation areas~~ parks or school sites designated on Exhibit 8, provided all other criteria as set forth in Section 158.213, City of Port St. Lucie Zoning Ordinances.

(D) Accessory Uses. As set forth within Section 6 hereof.

(E) Minimum Lot Requirements / Maximum Residential Density.

1) Single-family dwelling: Two thousand eight hundred (2,800) square feet and width of thirty-five (35) feet with a maximum gross project density of fifteen (15) dwelling units per acre;

2) Townhouse dwelling: One thousand four hundred (1,400) square feet and a width of eighteen (18) feet, with a maximum gross project density of fifteen (15) dwelling units per acre.

3) Multiple-family dwelling: Five (5) acres and width of one hundred fifty (150) feet, with a minimum gross project density of ten (10) units per acre and maximum gross project density of twenty (20) dwelling units per acre.

4) Schools:

i. Day Care 0.75 acres

ii. K-8th 7.5 acres

iii. High 15 acres

~~4)~~ All other permitted or special exception uses: Twenty thousand (20,000) square feet and a width of one hundred (100) feet.

(F) Maximum Building Coverage.

Single Family: Sixty (60) percent provided that the maximum impervious surface does not exceed eighty (80) percent.

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

(G) Minimum Open Space. Thirty (30) percent. Within open space areas include a minimum of 5% useable open space in the form of squares, greens, parks, recreation areas and/or conservation areas.

(H) Maximum Building Height. Thirty-five (35) feet, measured to midpoint of roof pitch, provided that steeples and similar architectural embellishments shall have a maximum height of sixty five (65) feet. Schools (K-8th and High) shall have a maximum height of fifty (50) feet.

(I) Minimum Living Area.

1) Single-family dwelling: One thousand two hundred (1,200) square feet.

2) Townhouse and Multiple-family dwellings:

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

3) Senior living campus – six hundred (600) square feet for independent units (attached & detached)

(J) Yard Requirements and Buffering: Minimum setbacks shall be stated below unless otherwise indicated on Exhibit 10 of the Tradition MPUD.

1) Single-family dwelling:

Front yard. Each lot shall have a front yard with a building setback line of ten (10) feet for dwellings with alleys, and for rear loaded garage village units, or a front yard with a building setback line of ten (10) feet and a front load garage setback line of eighteen (18) feet for dwellings without alleys. Each lot having frontage on a non-gated collector road shall have a front yard with a building setback line of twenty-five (25) feet.

Side yards. Each lot shall have two (2) side yards, each of which shall result in a separation of twelve (12) feet between adjacent buildings without alleys, and for rear loaded garage village units, or two (2) side yards, each of which shall result in a separation of ten (10) feet between adjacent buildings with alleys. A side yard of ten (10) feet shall be provided adjacent to right-of-ways, unless there is a side street loaded garage, then a side yard of eighteen (18) feet shall be provided, and a side yard of five (5) feet shall be provided adjacent to alleys.

Rear Yard. Each lot shall have a rear yard with a building setback line of ten (10) feet, eighteen (18) feet for garages on alleys, and a fifteen (15) foot setback where there is eighteen (18) feet to the alley travel lane. Exhibit 10H rear loaded garage village units may have a rear yard setback of ten (10) feet to garages.

2) Townhouse dwelling:

Each townhouse dwelling shall have a front yard with a minimum depth of ten (10) feet for townhouse dwellings with alleys or a front yard with a minimum depth of ten (10) feet and a front load garage setback line of eighteen (18) feet for townhouse dwellings without alleys 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 line of twenty-five (25) feet.

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

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

3) Multiple-family dwelling: 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. Where two or more buildings are situated upon a parcel, any two buildings shall be separated by a minimum of twenty (20) feet.

4) Senior Living Campus: Buildings shall have a setback of ten (10) feet from all property lines. Detached independent units shall be separated by a minimum of twelve (12) feet and the units shall be setback twenty (20) feet from the edge of any internal roadway pavement or sidewalk.

5) All other permitted or special exception uses: All setback requirements shall be established for each specific use as part of the site plan review process.

6) Buffering. Where applicable, buffering shall be provided in accordance with the landscaping requirements of Chapter 153, City of Port St. Lucie Ordinances.

(K) Off-Street Parking and Service Requirements. As set forth in Section 7 hereof.

(L) Site Plan Review. Each neighborhood within the Residential area shall submit a conceptual plan meeting the criteria set forth above and those criteria contained in the NCD District's Policies of the City of Port St. Lucie's Comprehensive Plan. Conceptual Plans shall be submitted for review 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 design standards set forth above, including but not limited to proximity to shops and services, lot sizes and setbacks, and minimum open space. An exhibit indicating building envelopes/setbacks shall be provided with each conceptual plan or subdivision plat submittal. Multi-Family and non-residential developments within the Residential area shall submit a site plan meeting the criteria set forth above for review and approval by the City's Site Plan Review Committee.

- (M) Access. Gated subdivisions shall provide a minimum distance of 100 feet from the gate to the right of way. There shall also be provided a space for buses and trucks to maneuver around before the gated entrance. Secondary resident restricted entrances shall provide a minimum distance of 100 feet from the gate to the right of way. A bus and truck maneuvering area will not be required for secondary resident restricted entrances.

Section 2. Neighborhood/Village Commercial Areas

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

- (B) Permitted Principal Uses and Structures. A minimum of two (2) of the following principal uses and structures shall be contained in the neighborhood/village commercial area, provided that a maximum of fifty (50) percent of the net developable area within a neighborhood/village commercial area may be residential and the maximum gross floor area of any one (1) retail use shall be thirty thousand (30,000) square feet:

- 1) Any retail, business, or personal service use (including repair of personal articles only) conducted wholly within an enclosed building, including the retail sales of beer and wine for off and on premises consumption;
- 2) Office for business, professional or medical use;
- 3) Personal service uses, such as, bank or savings and loan association, dry cleaning or laundry pick-up station for work to be sent elsewhere;
- 4) Day care center;
- 5) Restaurant (not including drive-in facilities) with or without an alcoholic beverage license for on premises consumption of alcoholic beverages;
- 6) Service station (as separate use or in conjunction with a permitted use);
- 7) Park or playground or other public or private recreation or cultural facility;

- 8) Civic or cultural facility;
- 9) Townhouse dwelling;
- 10) Multiple-family dwellings;
- 11) Temporary sales trailers located upon the parcel for which sales activities are to be conducted; and
- 12) Congregate living facilities.

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

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

(D) Accessory Uses. As set forth in Section 6 hereof.

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

- 1) Residential: As set forth in Section 1(E) hereof provided the minimum density shall be eight (8) dwelling units per net developable acre and the maximum density shall be twenty (20) dwelling units per net developable acre.
- 2) Non-residential: A minimum of twenty thousand (20,000) square feet and a minimum width of one hundred (100) feet.

(F) Maximum Building Coverage. Eighty (80) percent provided that the maximum impervious surface does not exceed ninety (90) percent.

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

(H) Maximum Building Height.

- 1) Residential: Thirty-five (35) feet, provided that steeples and similar architectural embellishments shall have a maximum height of sixty five (65) feet.
- 2) Non-residential: Fifty (50) feet, provided that steeples and similar architectural embellishments shall have a maximum height of one hundred (100) feet.

(I) Minimum Building Size and Minimum Living Area

- 1) Residential: As set forth in Section 1(H) hereof.
- 2) Non-residential: Minimum total gross floor area of one thousand two hundred (1,200) square feet.

(J) Setback Requirements and Buffering.

- 1) Setback for single-family and townhouse uses. See Section 1(I)(1) and (2).
- 2) Setback for multiple-family and non-residential uses. In order to provide for a pedestrian oriented streetscape design, all setback requirements shall be established for each specific use as part of the site plan review process.
- 3) Buffering. All mechanical equipment shall be screened from property zoned residential. This screening shall be designed as both a visual barrier and a noise barrier. Buffering shall be provided in accordance with the landscaping requirements of Chapter 153, City of Port St. Lucie Zoning Ordinances, except that buffer walls shall not be required between residential and non-residential uses within the neighborhood/village commercial area.

(K) Off-Street Parking and Service Requirements. As set forth in Section 7 hereof.

(L) Site Plan Review. Prior to approval of site plans for non-residential development in the neighborhood/village commercial area, a conceptual plan meeting the criteria set forth above shall be submitted for review and approval of the Planning and Zoning Director or the City's Site Plan Review Committee. Conceptual plans shall include adequate information to determine compliance with the required designed standards set forth above, including but not limited to proximity to shops and services, lot sizes and setbacks, and minimum open space.

Residential uses within the neighborhood/village commercial area shall submit a conceptual plan meeting the criteria set forth above for review and approval by the Planning and Zoning Director of 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 set forth above, including but not limited to proximity to shops and services, lot sizes and setbacks, and minimum open space.

Section 3. Town Center Areas.

(A) Purpose. The purpose of town center 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 commercial facilities, said areas to be primarily along established highways where a mixed pattern of commercial usage is to be substantially established; to designate those uses and services deemed appropriate and proper for location and development standards and provisions as are appropriate to ensure proper development and functioning of uses. Town centers shall be designed, with a minimum size of thirty (30) acres and a maximum size of one hundred fifty (150) acres, to meet the needs of the larger residential area. The following standards shall be met in designing town centers:

(B) Permitted Principal Uses and Structures. A minimum of three (3) of the following principal uses and structures shall be contained within the town center area, provided a

minimum of thirty (30) percent and a maximum of fifty (50) percent of the net developable area within a town center shall be residential, a minimum of 800 residential units shall be assigned to the town center and areas within ¼ mile, and maximum gross floor area of any one (1) retail use shall be sixty thousand (60,000) square feet:

- 1) Any retail, business, or personal service use (including repair of personal articles, furniture, and household appliances) conducted wholly within an enclosed building, where repair, processing or fabrication of products is clearly incidental to and restricted to on-premises sales;
- 2) Office for administrative, business, professional or medical use;
- 3) Bank or savings and loan association;
- 4) Restaurant, including drive-in service;
- 5) Retail sales of alcoholic beverages for on and off premises consumption;
- 6) Hotel, motel, inn or bed and breakfast;
- 7) Theater (indoor);
- 8) Service station;
- 9) Car wash as an accessory to a service station only;
- 10) Public facility or use;
- 11) Civic or cultural facility (private);
- 12) Church or other place of worship;
- 13) School (public or private), grades kindergarten through 12;
- 14) School (technical or vocational);
- 15) Day care center;
- 16) Single-family dwellings (attached and detached; minimum density of 8 du/ac);
- 17) Townhouse dwellings;
- 18) Multiple-family dwellings;
- 19) Recreation amusement facility;
- 20) Park or playground, or other public recreation or cultural facility (including but not limited to: Open space devoted to the conservation and maintenance of natural waterways, vegetation, and wild life; Hiking and/or bicycle trails; Nature study areas and boardwalks; Picnic areas);

21) A single structure containing at least two complementary, integrated, or mutually supporting uses (such as housing, offices, retail, public service or entertainment). The structure must achieve physical and functional integration within itself. All permitted uses, including residential uses, shall be permitted within any floor of a multi-floor building, provided residential dwellings are not permitted on the ground floor of mixed-use structures.

22) Temporary sales trailers located upon the parcel for which sales activities are to be conducted.

22) 23) Temporary outdoor sales and special events, including but not limited to, arts and craft shows, farmer's markets, circuses, carnivals, holiday festivals, and cultural festivals. Such events shall be conducted in accordance with Section 158.225, City of Port St. Lucie Zoning Ordinances. Events requiring closure of a public right-of-way shall be conducted in accordance with Chapter 99, City of Port St. Lucie Code of Ordinances.

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

1) Wireless communication antennas and towers with a maximum height of 200 feet, provided all other criteria as set forth in Section 158.213, City of Port St. Lucie Zoning Ordinances.

(D) Accessory Uses. As set forth in Section 6 hereof.

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

1) Residential: As set forth in Section 1(E) hereof provided the minimum density shall be eight (8) dwelling units per net developable acre and the maximum density shall be twenty (20) dwelling units per net developable acre.

2) Non-residential: A minimum of twenty thousand (20,000) square feet and a minimum width of one hundred (100) feet.

(F) Maximum Building Coverage. Eighty (80) percent provided that the maximum impervious surface does not exceed ninety (90) percent.

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

(H) Maximum Building Height. Fifty (50) feet, provided that steeples and similar architectural embellishments shall have a maximum height of one hundred (100) feet and residential only uses shall be limited to thirty-five (35) feet.

(I) Minimum Building Size and Minimum Living Area

1) Residential: As set forth in Section 1(H) hereof.

- 2) Non-residential: Minimum total gross floor area of one thousand two hundred (1,200) square feet.

(J) Setback Requirements and Buffering.

- 1) Setback for single-family and townhouse uses. See Section 1(I)(1) and (2).
- 2) Setback for multiple-family and non-residential uses. In order to provide for a pedestrian oriented streetscape design, all setback requirements shall be established for each specific use as part of the site plan review process.
- 3) Buffering. All mechanical equipment shall be screened from property zoned residential. This screening shall be designed as both a visual barrier and a noise barrier. Buffering shall be provided in accordance with the landscaping requirements of Chapter 153, City of Port St. Lucie Zoning Ordinances, except that buffer walls shall not be required between residential and non-residential uses within the neighborhood/village commercial area.

(K) Off-Street Parking and Service Requirements. As set forth in Section 7 hereof.

(L) Site Plan Review. Prior to approval of site plans for nonresidential development in the Town Center area, a conceptual plan meeting the criteria set forth above and those criteria contained in the NCD Land Use Design Policies of the City of Port St. Lucie's Comprehensive Plan. Conceptual Plans shall be submitted for review and approved by the Planning and Zoning Director or the City's Site Plan Review Committee. Conceptual plans shall include adequate information to determine compliance with the required designed standards set forth above, including but not limited to proximity to shops and services, lot sizes and setbacks, and minimum open space.

Residential uses within the Town Center area shall submit a conceptual plan meeting the criteria set forth above 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 set forth above, including but not limited to proximity to shops and services, lot sizes and setbacks, and minimum open space.

Section 4. Mixed Use Areas

(A) Purpose. The purpose of mixed use 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 a mixture of uses, said areas to be primarily along established highways where a mixed pattern of housing, big box retail, corporate office and large institutional uses are to be substantially established; to designate those uses and services deemed appropriate and proper for location and development standards and provisions as are appropriate to ensure proper development and functioning of uses. Mixed use areas shall be designed with a minimum size of thirty (30) acres and a maximum of three hundred (300) acres, to meet the needs of the NCD District and areas beyond. The following standards shall be met in designing mixed use areas:

(B) Permitted Principal Uses and Structures. A minimum of three (3) of the following principal uses and structures shall be contained within the mixed use area, provided a minimum of thirty (30) percent and a maximum of seventy (70) percent of the net developable area within a mixed use area shall be residential:

- 1) Any retail, business, or personal service use (including repair of personal articles, furniture, and household appliances) conducted wholly within an enclosed building, where repair, processing or fabrication of products is clearly incidental to and restricted to on-premises sales;
- 2) Office for administrative, business, professional or medical use;
- 3) Bank or savings and loan association;
- 4) Restaurant, including drive-in service;
- 5) Retail sales of alcoholic beverages for on and off premises consumption;
- 6) Hotel, motel, inn or bed and breakfast;
- 7) Theater (indoor);
- 8) Service station;
- 9) Car wash;
- 10) Self storage;
- 11) Public facility or use;
- 12) Civic or cultural facility (private);
- 13) Church or other place of worship;
- 14) School (public or private), grades kindergarten through 12;
- 15) School (technical or vocational);
- 16) Day care center;
- 17) Single-family dwellings (attached and detached);
- 18) Townhouse dwellings;
- 19) Multiple-family dwellings;
- 20) Recreation amusement facility;
- 21) Park or playground, or other public recreation or cultural facility (including but not limited to: Open space devoted to the conservation and maintenance of natural

waterways, vegetation, and wild life; Hiking and/or bicycle trails; Nature study areas and boardwalks; Picnic areas);

22) A single structure containing at least two complementary, integrated, or mutually supporting uses (such as housing, offices, retail, public service or entertainment). The structure must achieve physical and functional integration within itself. All permitted uses, including residential uses, shall be permitted within any floor of a multi-floor building, provided residential dwellings are not permitted on the ground floor of mixed-use structures. Any retail use in a mixed use project will be located on the ground floor;

23) Temporary sales trailers located upon the parcel for which sales activities are to be conducted;

24) Hospital and other medical facilities;

25) Research uses, including product development and engineering.

26) Temporary outdoor sales and special events, including but not limited to, arts and craft shows, farmer's markets, circuses, carnivals, holiday festivals, and cultural festivals. Such events shall be conducted in accordance with Section 158.225, City of Port St. Lucie Zoning Ordinances. Events requiring closure of a public right-of-way shall be conducted in accordance with Chapter 99, City of Port St. Lucie Code of Ordinances.

- (C) Special Exception Uses. The following uses may be permitted only following the review and specific approval thereof by the City Council:
 - 1) Wireless communication antennas and towers with a maximum height of 300 feet, provided all other criteria as set forth in Section 158.213, City of Port St. Lucie Zoning Ordinances.
- (D) Accessory Uses. As set forth in Section 6 hereof.
- (E) Minimum and Maximum Lot Requirement.
 - 1) Residential: As set forth in Section 1(E) hereof.
 - 2) Non-residential: A minimum of twenty thousand (20,000) square feet and a minimum width of one hundred (100) feet.
- (F) Maximum Building Coverage. Eighty (80) percent provided that the maximum impervious surface does not exceed ninety (90) percent.
- (G) Minimum Open Space. Ten (10) percent. Within open space areas include a minimum of 5% useable open space in the form of squares, greens, parks, recreation areas and/or conservation areas.
- (H) Maximum Building Height. One hundred (100) feet provided residential only uses shall be limited to thirty-five (35) feet.
- (I) Minimum Building Size and Minimum Living Area
 - 1) Residential: As set forth in Section 1(H) hereof.
 - 2) Non-residential: Minimum total gross floor area of one thousand two hundred (1,200) square feet.
- (J) Setback Requirements and Buffering.
 - 1) Setback for single-family and townhouse uses. See Section 1(I)(1) and (2).
 - 2) Setback for multiple-family and non-residential uses. In order to provide for a pedestrian oriented streetscape design, all setback requirements shall be established for each specific use as part of the site plan review process.
 - 3) Buffering. All mechanical equipment shall be screened from property zoned residential. This screening shall be designed as both a visual barrier and a noise barrier. Buffering shall be provided in accordance with Chapter 153, City of Port St. Lucie Zoning Ordinances except that buffer walls shall not be required between residential and non-residential uses within the mixed use area.

- (K) Off-Street Parking and Service Requirements. As set forth in Section 7 hereof.
- (L) Site Plan Review. Prior to approval of site plans for nonresidential development in the Mixed Use area, a conceptual plan meeting the criteria set forth above and those criteria contained in the NCD Land Use Design Policies of the City of Port St. Lucie's Comprehensive Plan. Conceptual plans shall be submitted for review and approved by the Planning and Zoning Director or the City's Site Plan Review Committee. Conceptual plans shall include adequate information to determine compliance with the required designed standards set forth above, including but not limited to mix of uses, lot sizes and setbacks, and minimum open space.

Residential uses within the Mixed Use area shall submit a conceptual plan meeting the criteria set forth above 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 set forth above, including but not limited to proximity to shops and services, lot sizes and setbacks, and minimum open space.

Section 5. Resort Areas. (Reserved)

Section 6. Accessory Uses and Structures.

- (A) General Provisions. Accessory structures and uses are permitted in connection with any principal lawfully existing permitted use, provided that all accessory structures or uses are in full compliance with all setback, height, building coverage and other requirements, or as restricted in the Homeowners Association documents. In no case shall accessory uses, either separately or in combination, exceed more than twenty (20) percent of the total floor area of the principal building or ground area of any lot, whichever is more restrictive unless as otherwise noted for specific uses under section B as follows. Accessory uses are not considered a part of building coverage standards. Detached garages and storage buildings are also subject to size and design standards as listed in subsection (B)(2)h. and (B)(2)i.

- (B) Accessory Uses in Residential Areas.

1) Accessory uses or structures shall not be located in that area extending from the front building line to the front property line unless otherwise specifically provided below. Accessory uses or structures shall be located a minimum of five (5) feet from the rear property line, except where lakes or open space are adjacent to the rear property line the setback may be reduced to two (2) feet. The minimum setback from side property lines shall be three (3) feet, provided ten (10) feet shall be provided adjacent to a right-of-way and five (5) feet shall be provided adjacent to an alley and accept where units share a common side property line where then will be no side setback. The minimum setback for accessory uses from side and rear property lines adjacent to non-gated collector or arterial roads shall be twenty (20) feet.

2) The following accessory uses are allowed in the residential areas, all other accessory uses are prohibited, or as restricted in the Homeowners Association documents.

- a. Customary yard structures such as communication antennas (excluding commercial transmission towers), children's playground equipment, and other similar equipment.
- b. Swimming pools and related decks, patios and screen enclosures. Maximum size based on allowable setbacks.
- c. A basketball backboard and goal may be located in that area extending from the front building line and on driveways as long as they are portable and a minimum of two (2) feet off the edge of the pavement and not on a collector or arterial road.
- d. Garden structures, including gazebos, pergolas, separate roofed patios, and well houses.
- e. Hot tubs, saunas, free standing cabanas and bath houses, and other similar recreational structures.
- f. Fences or screening walls; meeting the requirements of Section 158.216 (A) & (B) per the City of Port St. Lucie Zoning Ordinances. Fences and walls may be located in that area extending from the front building line to front property line. Fences are only required to meet the requirements of Section 158.216 (A), (B), (F) & (G). Section 158.216 (C), (D), (E) (H), (I) through (J) are not required to be met and do not apply.
- g. Garages. Maximum size = 900 square feet for detached or attached garages and limited in height so that it is not higher than the principal building's roof line. These uses conform in appearance, materials and design to the principal structure (house) if over 300 square feet in size. Only one garage per lot is permitted.
- h. Solar collection systems, windmills, and other energy devices based on renewable resources.
- i. Outdoor fireplaces and barbecue pits.
- j. Doghouse with a size not to exceed four (4) feet in height by four (4) feet in depth by six (6) feet wide.
- k. Noncommercial greenhouses.
- l. Dish antennas provided they meet the above and following requirements:
 1. Only one (1) dish antenna per residence shall be permitted;

2. Dish antennas shall not exceed eighteen (18) inches in diameter, nor shall the dish in any position exceed a height of fifteen (15) feet.

m. Recreational accessory uses shall be construed to include incidental retail uses such as cafeterias, gift or variety shops, soda bars, and similar use activities conducted solely for the convenience of patrons or visitors.

(C) Accessory Uses in Non-Residential Areas.

1) Accessory uses or structures shall not be located in that area extending from the front building line to the front property line, unless otherwise specifically provided. Accessory uses or structures shall be located a minimum of ten (10) feet from the rear property line. The minimum setback from side property lines shall be those set forth in Section 1.

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

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

(F) Home Occupation. A home occupation as defined herein shall be permitted within residential areas, subject to the following provisions:

1) The holder of the home occupation may have employees engaged in the business provided said employees, except those who reside in the home do not report to or for work at the site of the home occupation.

2) The home occupation shall use no more than two hundred (200) square feet of total floor area of a primary structure, or as provided for in Sec. 6(B)(2)(e).

3) The use of the dwelling for the home occupation shall be clearly incidental and secondary to its use for dwelling purposes. The occupation shall not change the character of the dwelling or reveal from the exterior that the dwelling is being utilized for use other than dwelling purposes. There shall be no display of stock for sale or trade located upon the premises, and no article shall be sold or offered for sale except such as may be produced on the premises or is utilized in conjunction with the home occupation. The manufacturing of a product for resale shall not be produced with mechanical or electrical equipment which is not normally found in a dwelling and considered as purely a domestic implement.

4) Any use of a dwelling contrary to these provisions or which creates or may create objectionable noises, fumes, odors, dust, electrical interference, or greater than normal residential traffic shall be expressly prohibited.

Section 7. Street, Parking and Pedestrian Requirements

(A) Public Street Requirements. Pursuant to Section 3d of that portion of the Second (2nd) Capacity Agreement, Tradition Parkway from I-95 to Village Parkway together with that portion of Village Parkway from Tradition Parkway to the north property line will be dedicated to the City of Port St. Lucie. All landscaping shall meet the sight distance and clear zone requirements of FDOT. Arterial, collector and minor collector roads allowing access within the Tradition MPUD as shown on Exhibits 10H to 10L shall be designated in accordance with the following minimum criteria.

1) Arterials. Arterial roads shall have a minimum right-of-way width of one hundred thirty (130) feet with ten (10) foot utility easements on each side.

(a) Sidewalks. Arterial roads shall have a five (5) foot minimum sidewalk on both sides if bike lanes are provided in each direction of travel or an eight (8) foot minimum sidewalk on both sides without bike lanes.

2) Major Collector. Collector roads shall have a minimum right-of-way width of one hundred (100) feet.

(a) Sidewalks. Collector roads shall have an eight (8) foot minimum sidewalk on one side with bike lanes.

3) Minor Collector. Minor Collector roads shall have a minimum right-of-way width of eighty (80) feet.

(a) Sidewalks. Minor Collector roads shall have one five (5) foot sidewalk if there are bike lanes in the roadway or one eight (8) foot sidewalk if there are no bike lanes.

4) Intersections.

a) The minimum intersection radii of pavement or cartway edge, or back of curb, where used, at all typical intersections approximately at right angle shall be a minimum of ten (10) feet to allow for improved pedestrian circulation in neo-traditional neighborhoods and Town Center areas that have been previously approved by St. Lucie County. A minimum radius of twenty-two (22) feet shall be used in additional neo-traditional neighborhoods and town centers approved by the City of Port St. Lucie. All other areas shall have a minimum radius of twenty-five (25) feet.

5) Cul-de-sacs. Permanent dead-end streets shall not exceed one thousand two hundred (1,200) feet in length as measured from the nearest intersecting street. Hammerhead cul-de-sacs shall be permitted provided that the hammerhead spurs shall not exceed one hundred fifty (150) feet in length from the centerline of the intersecting street.

6) Bus Shelters. Bus shelters shall be located in neighborhoods where appropriate and as recommended by the School District, transit authority or other public agency

with appropriate pull offs. Locations of bus shelters are subject to the review and approval of the city.

(B) Private Street Requirements. Collector and local roads within neighborhoods which are not dedicated for public access shall be designed in accordance with the following minimum criteria.

1) Typical right-of-way cross-sections for collector and local roads within gated neighborhoods shall be included as part of the conceptual plan prior to subdivision plat approval.

a. Sidewalks. Collector and local roads within gated neighborhoods shall have a five (5) foot minimum sidewalk on one side.

2) Cul-de-sacs. Permanent dead-end streets shall not exceed one thousand two hundred (1,200) feet in length as measured from the nearest intersecting street. Hammerhead cul-de-sacs shall be permitted provided that the hammerhead spurs shall not exceed 150' in length from the centerline of the intersecting street.

(C) Parking Requirements. Each building, use, or structure shall be provided with on-street and/or off-street parking and service facilities in accordance with the provisions set forth herein, to the extent a building, use or structure is not identified below on-street and/or off-street parking and service facilities in accordance with the provisions set forth in Chapter 158, City of Port St. Lucie Zoning Ordinances. ~~The maximum number of parking spaces to be provided is limited to 125% of that required by the provisions set forth herein.~~ On-street parking spaces (min. dimensions 8'x20' for areas previously approved by St. Lucie County; min. dimensions 9'x20' for all other areas except the collector roads where spaces shall be 10'x20') directly and fully adjacent to a site and available to a development shall be counted toward the maximum. On-street parking (min. dimension 10'x20') may be permitted on collector roads and on local roads subject to site plan review. On-street parking shall not be permitted on arterial roads.

1) Retail and Office: 4 spaces per 1,000 sq. ft.

2) Medical Office: 4 spaces per 1,000 sq. ft. (Hospital parking to be reviewed at the time of site plan review).

3) Mixed-use including restaurants: to be reviewed based on individual use of proposed mix of use at the time of site plan review.

4) Residential: 1.5 spaces per dwelling unit.

5) — Schools: 6 spaces per classroom

6) Parks and Recreation:

a. Private Facilities: No parking required provided adequate pedestrian access exists within the area intended to be served by the facility.

b. Public Facilities: All parking requirements shall be established for each specific use as part of the site plan review process.

7) Restaurant (stand alone): 1 space per 100 sq. ft.

8) Senior Living Units: Independent units (attached and detached) 1 space per unit. All other units (rooms) shall provide a half space (.5) per unit plus 1 space per employee per shift.

(D) Shared or joint use of parking facilities between and among uses is authorized in Town Center and Mixed Use areas when:

1) There is a relationship among the land uses utilizing shared parking that will attract drivers to two or more uses in a single trip; and,

2) There is adequate linkage between the parking and each of the uses sharing the parking; and,

3) The applicant has submitted a properly drawn legal instrument executed by the parties concerned showing agreement to such joint use and specifying the duration of the agreement.

4) Use of ULI's Shared Parking or comparable analysis is encouraged.

(E) Parking areas shall be encouraged to be located to the rear or side of the property.

(F) Parking lot landscaping shall be in accordance with Chapter 153, City of Port St. Lucie Zoning Ordinances except that ten (10) foot parking islands shall be required to break up rows in groups of twelve (12) contiguous spaces.

§ 16-10-03 Parking decks where proposed shall be designed with internal ramping not visible from the street and access should not be off of major streets. Parking deck interiors shall be screened from view adjacent to roadways and residential areas by use of landscape screening grates, parapet walls or architectural façade treatment.

§ 16-10-04 Pedestrian Access.

1) An on-site pedestrian circulation system which links the street and the primary entrance(s) of the structure(s) on the site shall be provided with each conceptual plan or site plan. Sidewalks or pedestrian ways must connect the required pedestrian system to existing pedestrian systems on adjacent developments if adequate safety and security can be maintained. Convenient pedestrian access to transit stops shall be provided.

2) The circulation system must be hard-surfaced, ADA acceptable, and be at least 5 feet wide.

3) Where the system crosses driveways, parking areas, and loading areas, it must be clearly identifiable, through the use of elevation changes, speed bumps, a different paving material, or other similar method.

4) Lighting for parking lots and pedestrian ways shall be provided to ensure public safety. Lighting shall be integrated into the architectural character both in terms of illumination and fixtures. Lighting shall not produce glare or negatively impact off-site uses or traffic on adjacent streets.

Section 8. Landscaping

(A) Plant Materials

(1) Tree species height, spread and minimum clear trunk and shrub heights shall meet or exceed the minimum specified by the USDA's Grades and Standards for Nursery Stock, current edition. Each tree in a grouping shall be counted separately.

(2) Tree species shall be a minimum of fourteen (14) feet overall height when planted with a minimum four (4) foot spread and two (2) inch caliper DBH in accordance with the USDA's Grades and Standards for Nursery Stock, current edition.

(3) Existing plant material used to meet the intent of this section and Chapter 153, City of Port St. Lucie Ordinance, will not have to be of a quality comparable to Florida No. 1 since this material was not nursery grown.

(4) No more than 80% of the required trees may be palm trees.

(5) A minimum of 25% of all required trees shall be native species.

(6) Landscaping shall meet the city's requirements for xeriscape.

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

(C) Site Perimeter Landscaping

(1) **Development Located Adjacent to a Right of Way or to Another Property.** One tree shall be provided for each 30 linear feet of right of way or abutting property or fractional part thereof. Shrub spacing shall be based on the growth characteristics of the species and may exceed 24 inches on center.

(D) Landscape Buffer Strips

(1) No wall shall be required adjacent to open space land and senior living campuses. No wall shall be required where a wall is already provided by the adjacent property. Senior living campuses are not required to provide a wall adjacent to single family development.

(2) 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.

(E) Parking Lot Landscaping. Parking lot landscaping shall be in accordance with Chapter 153, City of Port St. Lucie Land Development Regulations, except for those items specified below.

(1) To facilitate the integration of uses within Neighborhood/Village Centers, Town Centers, and Mixed Use areas, perimeter landscape buffers may be a minimum of five (5) feet between adjacent parcels where parking areas are interconnected, provided an area equal to a ten (10) foot buffer is provided elsewhere on site.

(F) Landscape Strip Between Buildings and Vehicular Use Areas and Around Building Facades. In the Neighborhood/Village Centers, Town Centers and Mixed Use areas, where the design intent is to bring the buildings closer to the street, a landscape strip shall not be required between buildings and vehicular use areas and around building facades. Street trees will be provided pursuant to the City's Subdivision Regulations.

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

(1) Lots less than 6,000 sq. ft. shall provide two (2) trees.

(2) Lots from 6,000 to 7,500 sq. ft. shall provide three (3) trees.

(4) Lots over 7,500 sq. ft. shall provide four (4) trees.

EXHIBIT 7

DESCRIPTION: TRADITION

A PARCEL OF LAND BEING ALL OF SECTION 9 AND A PORTION OF SECTIONS 4, 5, 6, 7, 8, 10, 15, 16, 17 AND 18, TOWNSHIP 37 SOUTH, RANGE 39 EAST, A PORTION OF SECTION 33, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND ALL OF TRADITION PLAT NO. 2, RECORDED IN PLAT BOOK 42, PAGES 3, 3A THRU 3D, ALL OF TRADITION PLAT NO. 3, RECORDED IN PLAT BOOK 43, PAGES 4, 4A AND 4B, ALL OF TRADITION PLAT NO. 4, RECORDED IN PLAT BOOK 43, PAGES 5 AND 5A, ALL OF TRADITION PLAT NO. 5, RECORDED IN PLAT BOOK 42, PAGES 4, 4A THRU 4I, ALL OF TRADITION PLAT NO. 6, RECORDED IN PLAT BOOK 42, PAGES 5, 5A THRU 5F, ALL OF TRADITION PLAT NO. 7, RECORDED IN PLAT BOOK 44, PAGES 7 AND 7A, ALL OF TRADITION PLAT NO. 9, RECORDED IN PLAT BOOK 44, PAGES 2, 2A AND 2B, ALL OF TRADITION PLAT NO. 10, RECORDED IN PLAT BOOK 43, PAGES 19, 19A THRU 19C, ALL OF TRADITION PLAT NO. 12, RECORDED IN PLAT BOOK 44, PAGES 3, 3A THRU 3D, ALL OF TRADITION PLAT NO. 13, RECORDED IN PLAT BOOK 43, PAGES 20 AND 20A, ALL OF TRADITION PLAT NO. 16, RECORDED IN PLAT BOOK 44, PAGES 12, 12A THRU 12J AND ALL OF TRADITION PLAT NO. 17, RECORDED IN PLAT BOOK 43, PAGES 22, 22A THRU 22F, ALL RECORDED IN THE PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE SAID PLAT OF TRADITION PLAT NO. 6 AND THE WESTERLY LIMITS OF GATLIN BOULEVARD RIGHT-OF-WAY AND THE WESTERLY LIMITS OF THOSE LANDS DESCRIBED IN AN ORDER OF TAKING DATED JULY 24, 1979 AND RECORDED IN OFFICIAL RECORDS BOOK 311, PAGES 2946 THROUGH 2952, INCLUSIVE PUBLIC RECORDS OF SAID ST. LUCIE COUNTY AND AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS FOR STATE ROAD NO. 9 (I-95), SECTION 94001 – 2412, DATED 06/02/77, WITH LAST REVISION OF 09/11/79; THENCE NORTH 00°01'45" EAST AS A BASIS OF BEARINGS ALONG THE EAST LINE OF SAID PLAT AND SAID WESTERLY LIMITS OF GATLIN BOULEVARD, A DISTANCE OF 200.00 FEET. THENCE TRAVERSING SAID WESTERLY LIMITS OF THOSE LANDS DESCRIBED IN AN ORDER OF TAKING BY THE FOLLOWING TWELVE (12) COURSES;

1. SOUTH 89°58'15" EAST DEPARTING SAID EAST LINE, A DISTANCE OF 262.61 FEET;
2. SOUTH 89°58'15" EAST, A DISTANCE OF 372.63 FEET;
3. NORTH 82°24'53" EAST, A DISTANCE OF 317.56 FEET;
4. NORTH 00°01'45" EAST, A DISTANCE OF 64.09 FEET;
5. NORTH 70°02'50" EAST, A DISTANCE OF 289.50 FEET;
6. NORTH 34°39'50" EAST, A DISTANCE OF 207.78 FEET;
7. NORTH 15°33'28" EAST, A DISTANCE OF 491.49 FEET;
8. NORTH 06°58'16" EAST, A DISTANCE OF 373.49 FEET;
9. NORTH 07°32'07" WEST, A DISTANCE OF 374.37 FEET;
10. NORTH 17°47'19" WEST, A DISTANCE OF 510.88 FEET;

11. NORTH 18°47'19" WEST, A DISTANCE OF 714.03 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 5983.58 FEET;

12. NORTHERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 23°41'41", AN ARC DISTANCE OF 2474.52 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 85°05'37" EAST FROM THIS POINT), SAID LINE ALSO BEING THE NORTH LINE OF SAID SECTION 10 AND THE

BOUNDARY OF THE PLAT OF PORT ST. LUCIE SECTION 35, RECORDED
IN PLAT BOOK 15, PAGES 10, 10A THRU 10P, PUBLIC RECORDS OF
SAID ST. LUCIE COUNTY;

THENCE TRAVERSING THE BOUNDARY OF THE SAID PLAT OF PORT ST. LUCIE SECTION 35, THE
NORTH LINE OF SAID SECTION 10 AND THE EAST LINE OF SAID SECTION 4 BY THE
FOLLOWING THREE (3) COURSES;

1. SOUTH 89°54'10" WEST DEPARTING SAID WESTERLY LIMITS, A
DISTANCE OF 1793.84 FEET;
2. NORTH 00°36'27" EAST, A DISTANCE OF 2651.97 FEET;
3. NORTH 00°35'12" EAST, A DISTANCE OF 2833.04 FEET;

THENCE CONTINUE NORTH 00°35'12" EAST DEPARTING SAID BOUNDARY, ALONG THE
NORTHERLY PROLONGATION OF THE EAST OF THE NORTHEAST ONE QUARTER OF SAID
SECTION 4, A DISTANCE OF 259.15 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY
LINE OF THE O.L. PEACOCK CANAL AS DESCRIBED BY DRAINAGE AND IRRIGATION
EASEMENT IN EXHIBIT "A" AND RECORDED IN OFFICIAL RECORDS BOOK 675, PAGE 1942,
PUBLIC RECORDS OF SAID ST. LUCIE COUNTY; THENCE TRAVERSING SAID SOUTHERLY LINE
BY THE FOLLOWING FOURTEEN (14) COURSES;

1. CONTINUE NORTH 00°35'12" EAST, A DISTANCE OF 12.29 FEET;
2. SOUTH 66°21'07" WEST, A DISTANCE OF 557.84 FEET;
3. SOUTH 56°25'29" WEST, A DISTANCE OF 121.35 FEET;
4. SOUTH 70°54'29" WEST, A DISTANCE OF 143.67 FEET;
5. SOUTH 85°53'58" WEST, A DISTANCE OF 132.02 FEET;
6. SOUTH 54°34'18" WEST, A DISTANCE OF 298.73 FEET;
7. SOUTH 33°56'01" WEST, A DISTANCE OF 30.15 FEET;
8. SOUTH 56°01'38" WEST, A DISTANCE OF 31.64 FEET;
9. NORTH 50°55'52" WEST, A DISTANCE OF 7.43 FEET;
10. SOUTH 73°43'15" WEST, A DISTANCE OF 14.12 FEET;
11. SOUTH 59°06'39" WEST, A DISTANCE OF 424.13 FEET;
12. SOUTH 65°11'40" WEST, A DISTANCE OF 178.59 FEET;
13. SOUTH 76°04'00" WEST, A DISTANCE OF 1244.50 FEET;
14. SOUTH 74°14'30" WEST, A DISTANCE OF 2525.46 FEET;

THENCE SOUTH 13°31'07" WEST DEPARTING SAID SOUTHERLY LINE, A DISTANCE OF 51.88 FEET
TO THE NORTHEAST CORNER OF GROVE 3; THENCE SOUTH 74°03'19" WEST ALONG THE NORTH
LINE OF SAID GROVE 3, A DISTANCE OF 5341.55 FEET TO THE NORTHWEST CORNER OF SAID
GROVE 3; THENCE NORTH 89°33'50" WEST DEPARTING SAID NORTH LINE, A DISTANCE OF
638.42 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THAT 200.00 FOOT WIDE
FLORIDA POWER AND LIGHT COMPANY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK
767, PAGE 2676, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY; THENCE TRAVERSING SAID
WEST LINE BY THE FOLLOWING THREE (3) COURSES;

1. SOUTH 14°45'25" EAST, A DISTANCE OF 1501.30 FEET;
2. SOUTH 00°41'50" WEST, A DISTANCE OF 6072.71 FEET;
3. SOUTH 00°08'18" WEST, A DISTANCE OF 316.64 FEET;

THENCE NORTH 31°45'23" EAST DEPARTING SAID WEST LINE, A DISTANCE OF 287.45 FEET;
THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 479.11 FEET; THENCE NORTH 25°42'03" EAST, A
DISTANCE OF 706.40 FEET; THENCE NORTH 55°58'12" WEST, A DISTANCE OF 41.35 FEET; THENCE
NORTH 64°04'09" WEST, A DISTANCE OF 36.99 FEET; THENCE NORTH 34°18'02" WEST, A
DISTANCE OF 57.12 FEET; THENCE NORTH 04°58'20" EAST, A DISTANCE OF 32.40 FEET; THENCE
NORTH 29°38'11" EAST, A DISTANCE OF 56.90 FEET; THENCE NORTH 55°08'19" EAST, A DISTANCE
OF 39.86 FEET; THENCE NORTH 67°58'26" EAST, A DISTANCE OF 76.12 FEET; THENCE NORTH
79°45'14" EAST, A DISTANCE OF 78.71 FEET; THENCE NORTH 86°56'06" EAST, A DISTANCE OF
47.36 FEET; THENCE SOUTH 83°49'59" EAST, A DISTANCE OF 32.61 FEET; THENCE SOUTH 76°45'58"
EAST, A DISTANCE OF 32.93 FEET; THENCE SOUTH 58°01'15" EAST, A DISTANCE OF 59.29 FEET;
THENCE NORTH 67°14'46" EAST, A DISTANCE OF 365.78 FEET; THENCE NORTH 80°50'57" EAST, A
DISTANCE OF 312.09 FEET; THENCE SOUTH 39°35'38" EAST, A DISTANCE OF 373.81 FEET; THENCE
SOUTH 62°56'57" WEST, A DISTANCE OF 710.69 FEET; THENCE SOUTH 09°44'53" WEST, A
DISTANCE OF 529.29 FEET; THENCE NORTH 89°57'05" EAST, A DISTANCE OF 1118.66 FEET;

THENCE NORTH 35°27'24" EAST, A DISTANCE OF 161.02 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 200.00 FEET; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 102°13'07", AN ARC DISTANCE OF 356.81 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 47°40'31" WEST FROM THIS POINT); THENCE SOUTH 00°28'44" WEST ALONG SAID NON RADIAL LINE, A DISTANCE OF 3805.52 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY PROLONGATION OF THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY SPECIAL WARRANTY DEED TO METROPOLITAN LIFE INSURANCE COMPANY RECORDED IN OFFICIAL RECORDS BOOK 477, PAGE 560, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY; THENCE SOUTH 89°50'39" EAST ALONG SAID NORTH LINE, A DISTANCE OF 5976.30 FEET; THENCE NORTH 00°02'54" WEST DEPARTING SAID NORTH LINE, A DISTANCE OF 3277.26 FEET; THENCE NORTH 89°57'06" EAST, A DISTANCE OF 200.00 FEET; THENCE NORTH 00°02'54" WEST, A DISTANCE OF 12.84 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 175.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 54°35'41", AN ARC DISTANCE OF 166.75 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 300.00 FEET, SAID POINT ALSO BEING THE SOUTHERLY BOUNDARY OF THE SAID PLAT OF TRADITION PLAT NO. 6; THENCE TRAVERSING THE SAID SOUTHERLY BOUNDARY BY THE FOLLOWING THREE (3) COURSES;

1. NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 19°13'06", AN ARC DISTANCE OF 100.63 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 175.00 FEET;
2. NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 54°37'37", AN ARC DISTANCE OF 166.85 FEET TO A POINT OF TANGENCY WITH A LINE;
3. NORTH 89°57'05" EAST ALONG SAID LINE, A DISTANCE OF 2428.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 3014.818 ACRES, MORE OR LESS.

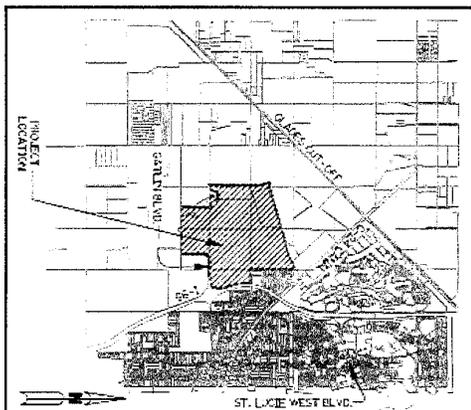
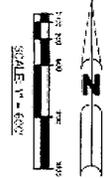
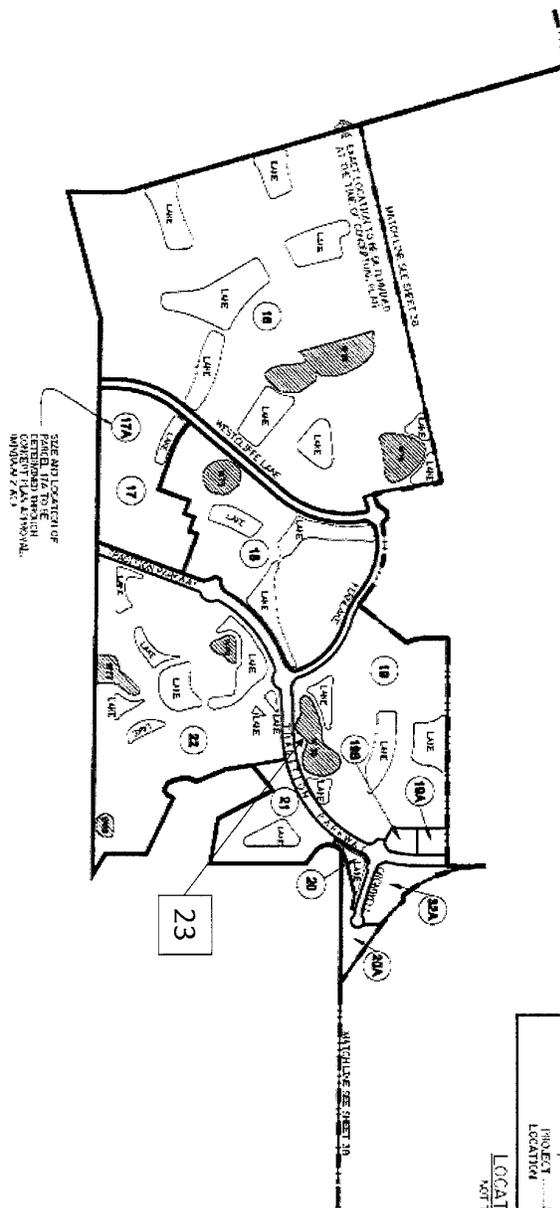


EXHIBIT 8

MPUD CONCEPTUAL PLAN
 FOR
TRADITION
 ST. LUCIE COUNTY, FLORIDA

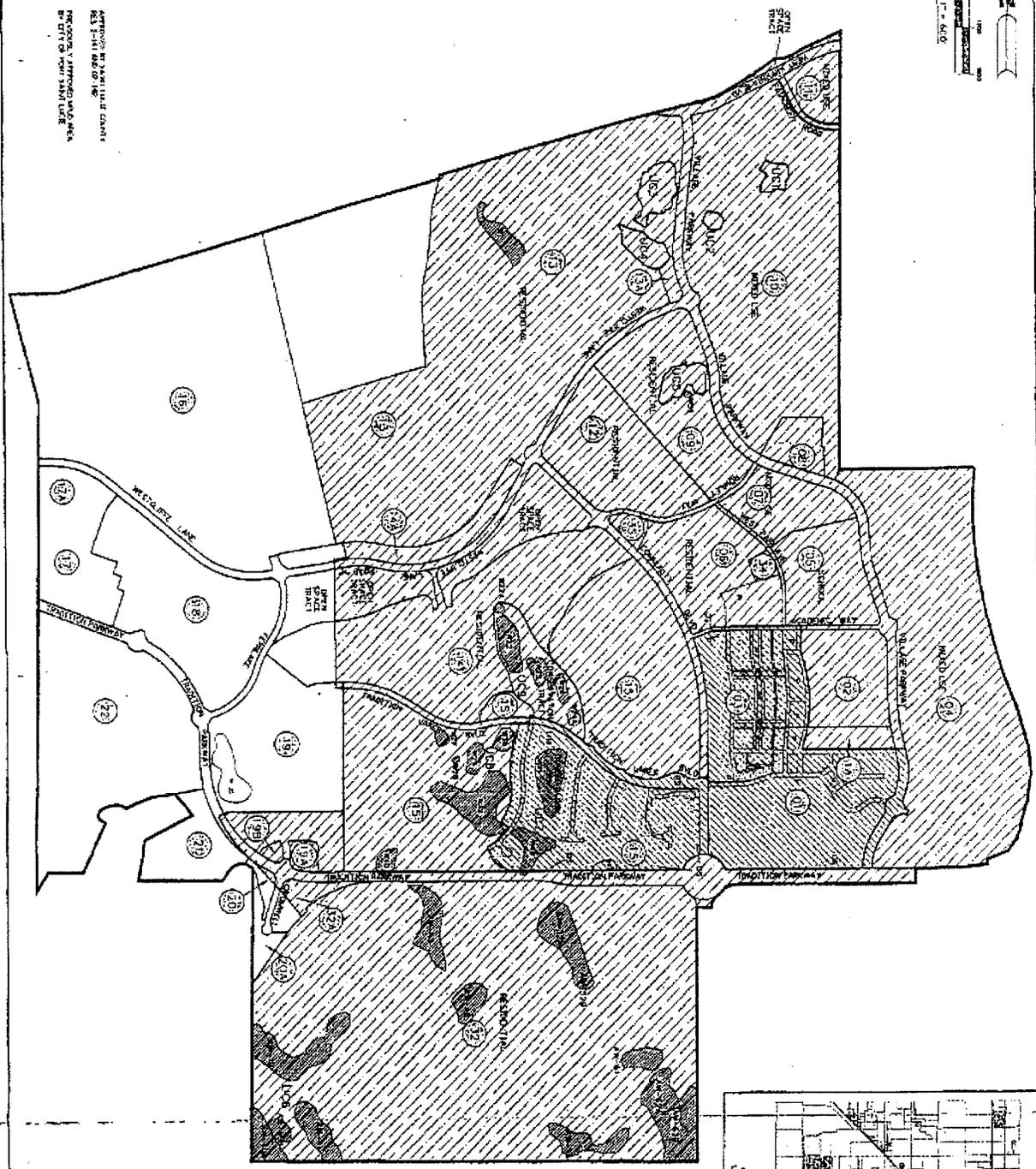
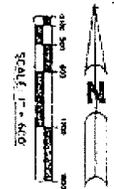
DATE	BY	REVISION
01/28/08	DAVID HILL	1
02/11/08	DAVID HILL	2
02/11/08	DAVID HILL	3
02/11/08	DAVID HILL	4
02/11/08	DAVID HILL	5
02/11/08	DAVID HILL	6
02/11/08	DAVID HILL	7
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02/11/08	DAVID HILL	100



NO.	REVISION	DATE
1	REVISED FOR AND FOR	4/2/08
2		
3		
4		
5		
6		
7		
8		
9		
10		

DATE: 02/11/08
 DRAWN BY: DAVID HILL
 CHECKED BY: DAVID HILL
 SCALE: 1" = 600'
 SHEET NO.: 23 OF 76
 PROJECT NO.: 02/11/08
 DRAWING NO.: 02/11/08
 DRAWING TITLE: TRADITION
 DRAWING SCALE: 1" = 600'

APPROVED BY PLANNING DEPARTMENT
 RES. 3-14-10 05 OF 100
 REVISIONS TO APPROVED AREAS
 BY CITY OF WEST PALM BEACH

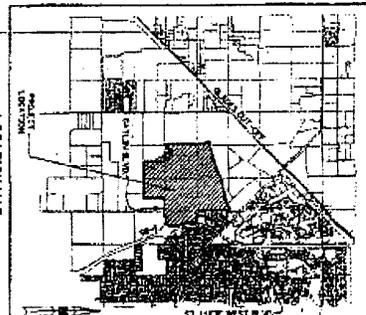


Revised MIPUD Document, 9th Amendment, April 12, 2012

Page 41 of 63

EXHIBIT 8A

PREVIOUSLY APPROVED AREAS
 FOR
TRADITION
 ST. LUCIE COUNTY, FLORIDA



DATE	2/2/16
BY	SP
PROJECT	TRADITION
DATE	1/1/16
BY	SP
PROJECT	TRADITION
DATE	1/1/16
BY	SP
PROJECT	TRADITION

NO.	REVISION	DATE	BY
1	REVISION FOR CITY COMMENTS	8-10-09	SPB
2	REVISION FOR PLANNING DEPARTMENT	1-17-10	SPB
3	ADD PERMITS & UTILITIES	2-17-10	SPB
4	REVISE PARCELS TO R 20	3-2-10	SPB
5	REVISION FOR PLANNING DEPARTMENT	1-20-11	SPB
6	REVISION FOR PLANNING DEPARTMENT	4-3-08	SPB

ARCADIS
 10000 South Bay Blvd., Suite 100, West Palm Beach, FL 33411
 (561) 841-1111
 www.arcadisusa.com

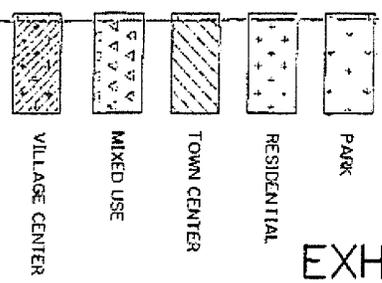
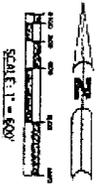
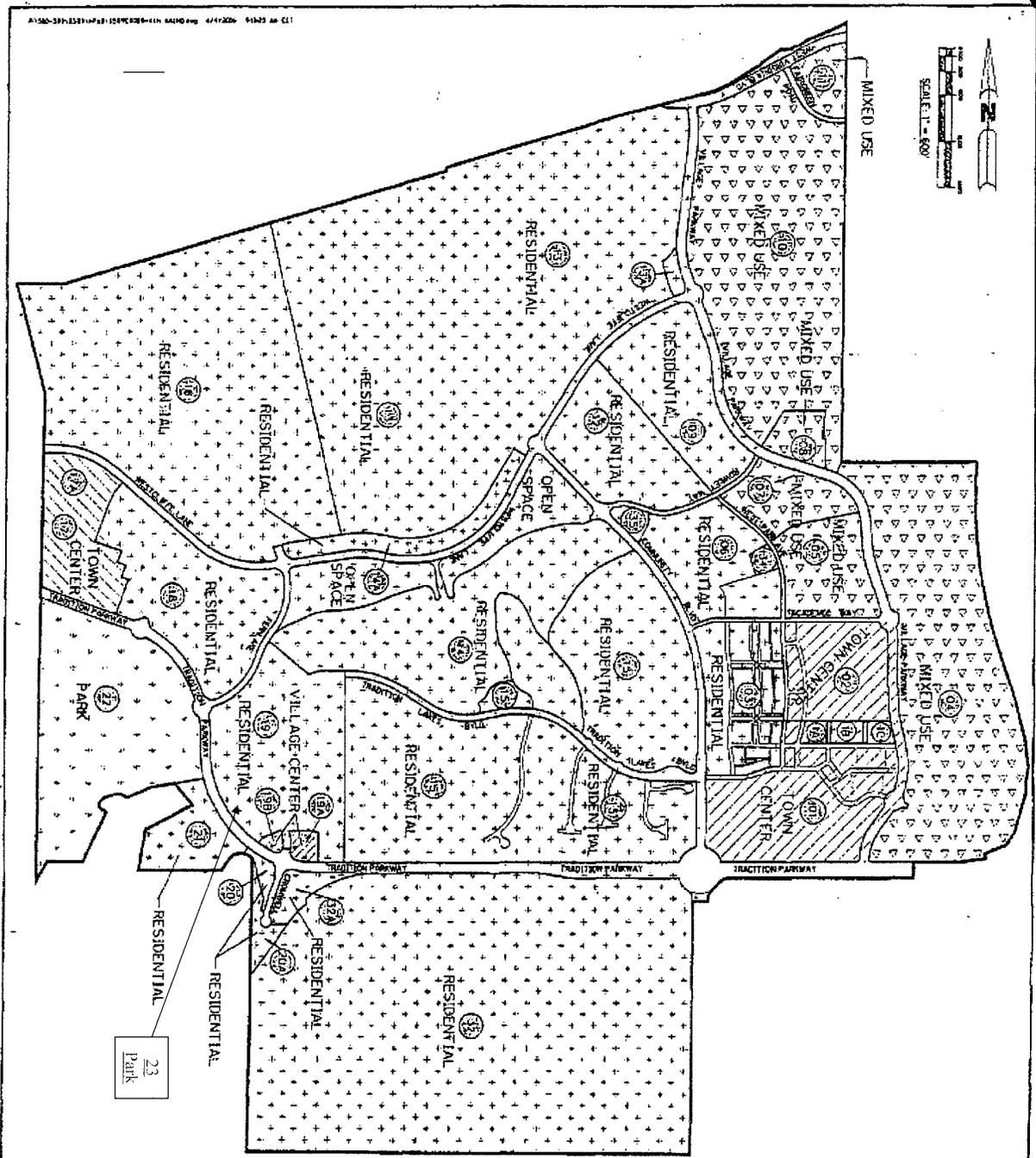
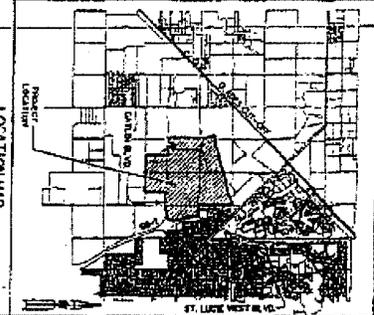


EXHIBIT 8B

LAND USE PLAN OF TRADITION ST. LUCIE COUNTY, FLORIDA



DATE	BY	DESCRIPTION
04/12/12	SP	REVISED MPUD DOCUMENT, 9 TH AMENDMENT
04/12/12	SP	REVISED MPUD DOCUMENT, 9 TH AMENDMENT
04/12/12	SP	REVISED MPUD DOCUMENT, 9 TH AMENDMENT
04/12/12	SP	REVISED MPUD DOCUMENT, 9 TH AMENDMENT
04/12/12	SP	REVISED MPUD DOCUMENT, 9 TH AMENDMENT
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04/12/12	SP	REVISED MPUD DOCUMENT, 9 TH AMENDMENT

NO.	DESCRIPTION	DATE
1	REVISED MPUD DOCUMENT, 9 TH AMENDMENT	04/12/12
2	REVISED MPUD DOCUMENT, 9 TH AMENDMENT	04/12/12
3	REVISED MPUD DOCUMENT, 9 TH AMENDMENT	04/12/12
4	REVISED MPUD DOCUMENT, 9 TH AMENDMENT	04/12/12
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8	REVISED MPUD DOCUMENT, 9 TH AMENDMENT	04/12/12
9	REVISED MPUD DOCUMENT, 9 TH AMENDMENT	04/12/12
10	REVISED MPUD DOCUMENT, 9 TH AMENDMENT	04/12/12

ARCADIS
 100 West Palmetto Street, Suite 100, Palm Bay, FL 32909
 888-242-7272
 888-242-7272
 888-242-7272

EXHIBIT 9

BINDING P.U.D. AGREEMENT TRADITION

The property, as described on Exhibit "7", is under the unified control of the undersigned petitioner who agrees to (1) proceed with the proposed development according to the provisions of the Port St. Lucie P.U.D. Zoning Regulations; and (2) provide such agreements, contracts, deed restrictions and sureties as are acceptable to the City of Port St. Lucie for the completion of the development in accordance with the plan approved by the City. In addition, the said petitioner shall be responsible for the continuing operations and maintenance of such areas, functions and facilities until such time as a private property owners association or community development district agrees to accept the same responsibilities. 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 4th
day of April, 2012.

WITNESS

PSL ACQUISITIONS I, LLC.

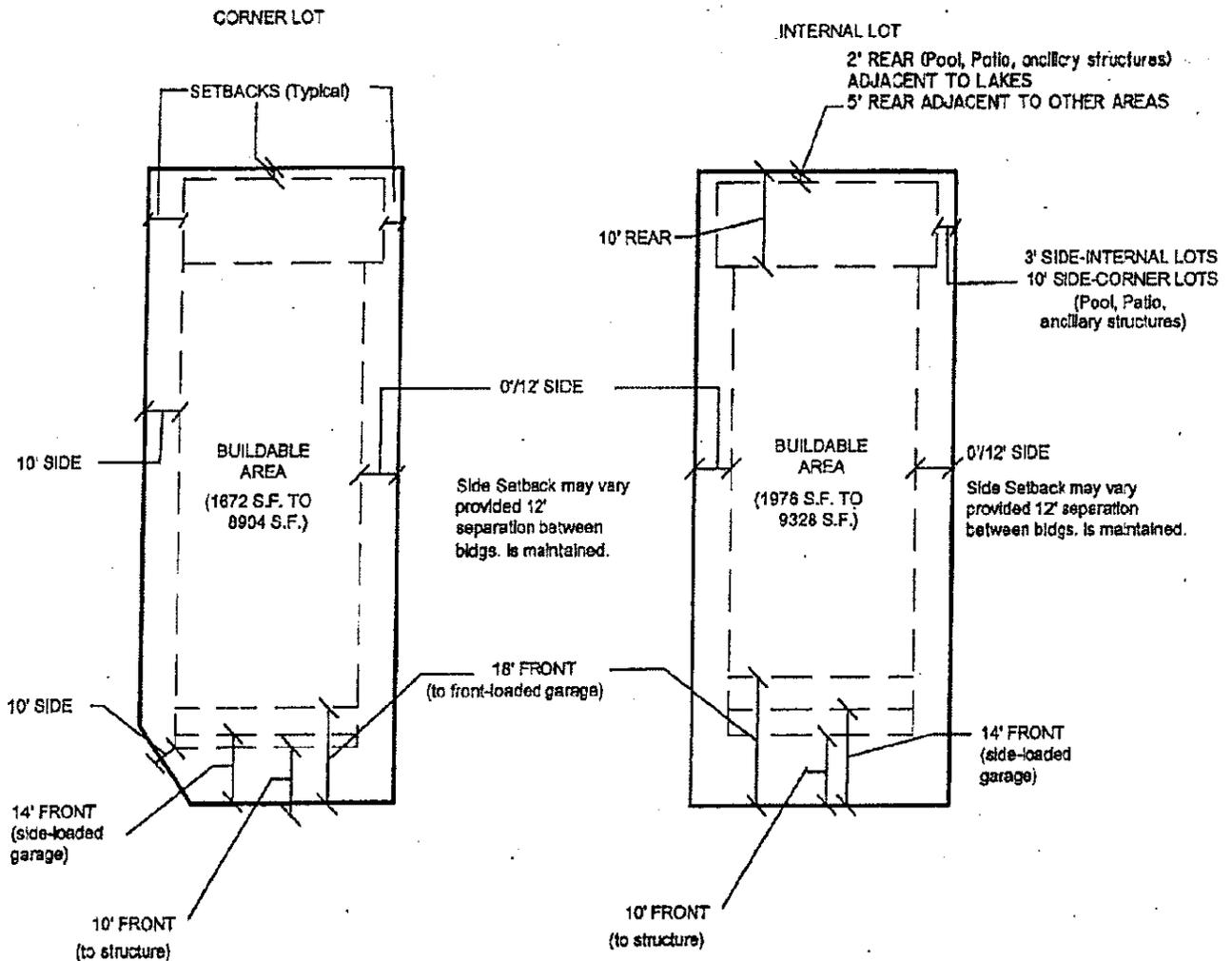
BY: [Signature]

BY: [Signature]

David C. Feltman
President

BY: [Signature]

EXHIBIT 10A
 SINGLE FAMILY - NON ALLEY
 TRADITION
 NOT TO SCALE



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

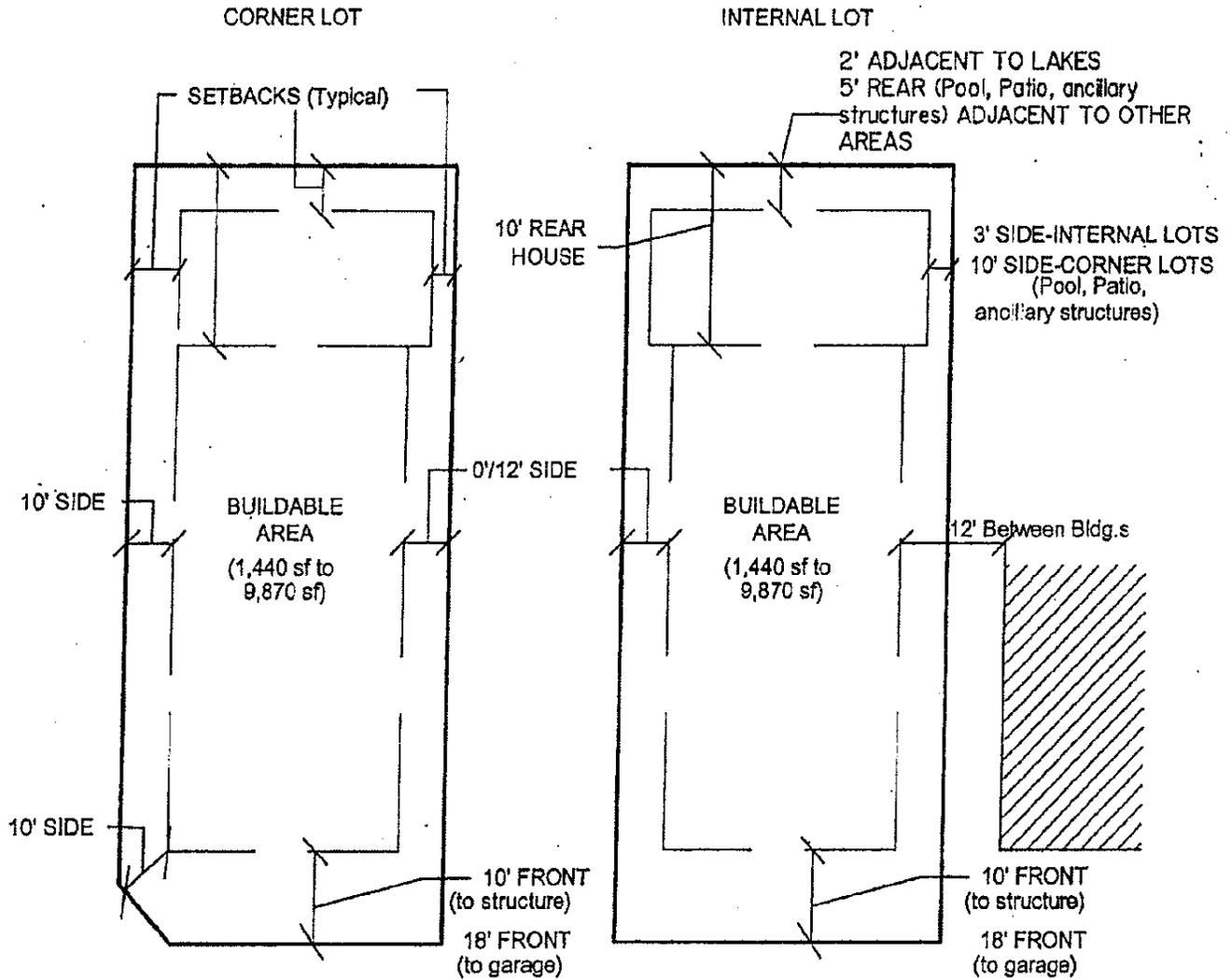
LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.

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

TYPICAL LOT

(Single Family Detached Min. 38'-Max. 100' Width x Min. 100' Depth)

EXHIBIT 10B
 SINGLE FAMILY - NON ALLEY
 TRADITION
 NOT TO SCALE



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

Note: Non alley lots
 Single Family Detached Lot's side setbacks vary provided 12' separation between bldgs is maintained for non-alley lots.
 Side setbacks for corner lots adjacent to a street is 10'.
 Side setbacks for corner lots adjacent to an alley is 5'.

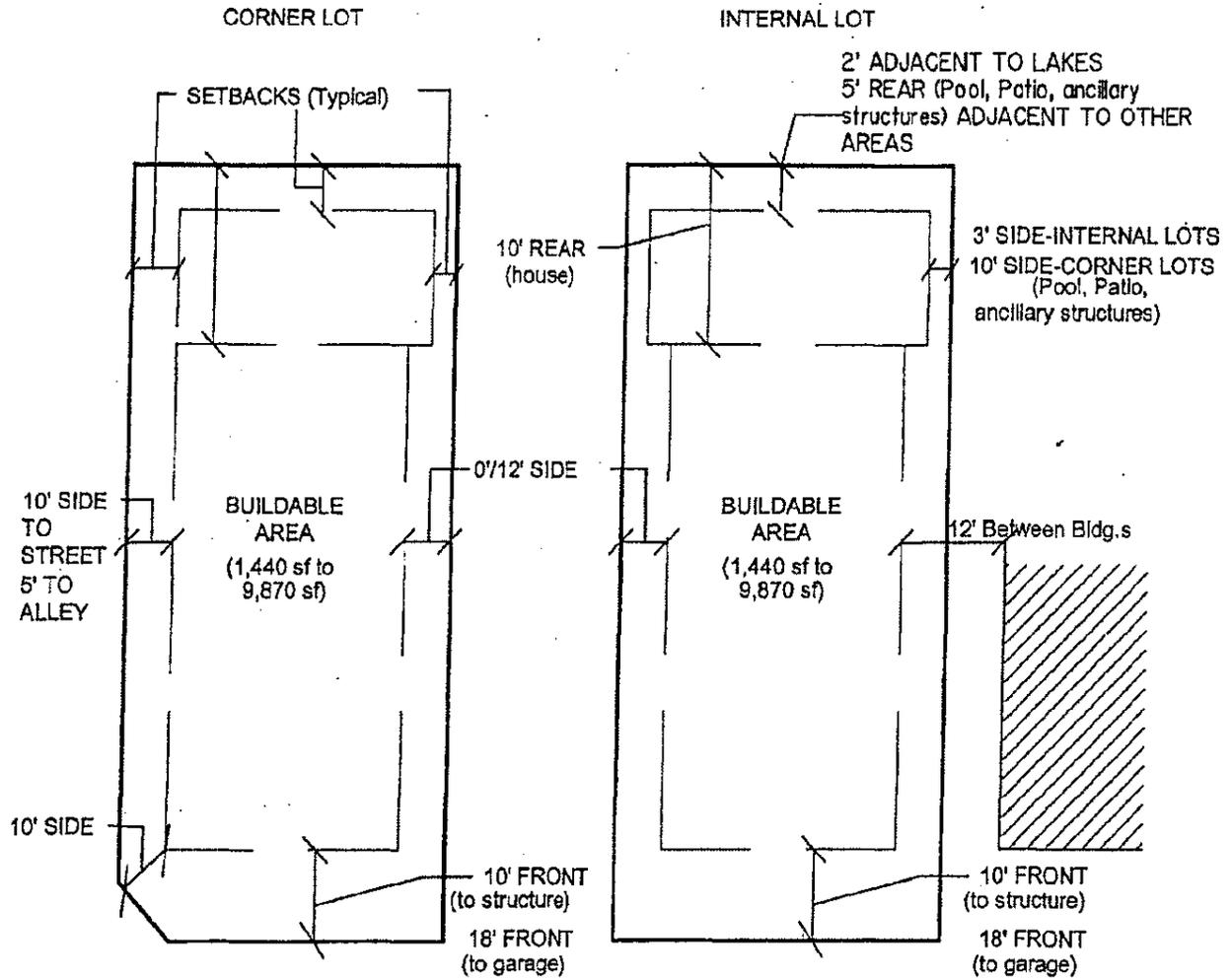
LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES - THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.

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

TYPICAL LOT

(Single Family Detached Min. 35'-Max. 100' Width x Min. 75' Depth)

EXHIBIT 10C
 SINGLE FAMILY - NON ALLEY
 TRADITION
 NOT TO SCALE



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

Note: Non alley lots

Single Family Detached Lot's side setbacks vary provided 12' separation between bldgs is maintained for non-alley lots.

Side setbacks for corner lots adjacent to a street is 10'.

Side setbacks for corner lots adjacent to an alley is 5'.

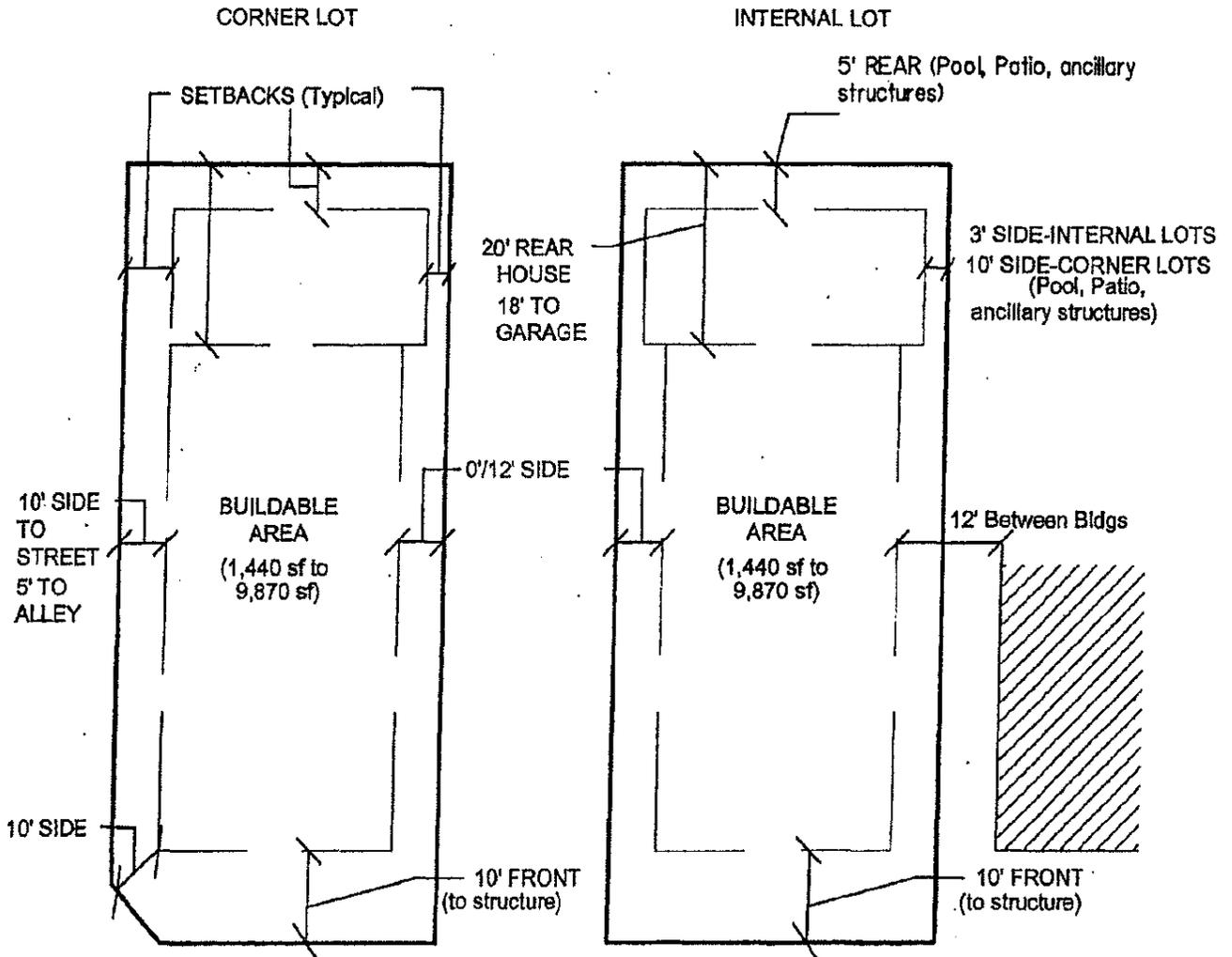
LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.

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

TYPICAL LOT

(Single Family Detached Min. 35'-Max. 100' Width x Min. 75' Depth)

EXHIBIT 10D
 SINGLE FAMILY - ALLEY
 TRADITION
 NOT TO SCALE



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

Note: Alley lots

Alley Lots shall have a side setback of 0'/12'.

Alley Lot's side setbacks vary provided a 12' separation between buildings.

Side setbacks for corner lots adjacent to a street is 10'.

Side setbacks for corner lots adjacent to an alley is 5'.

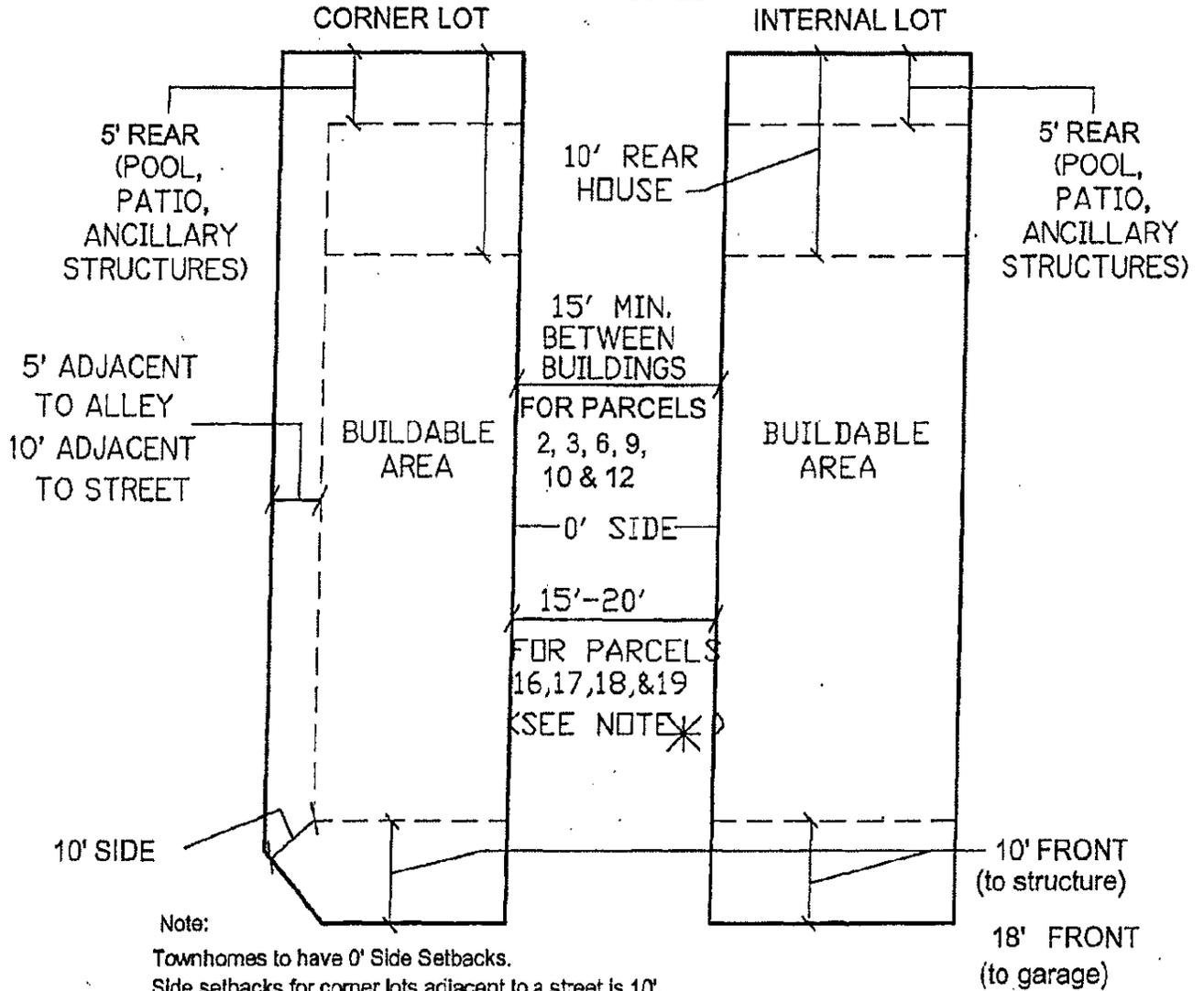
LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.

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

TYPICAL ALLEY LOT

(Single Family Detached Min. 35'-Max. 100' Width x Min. 75' Depth)

EXHIBIT 10E
TOWNHOME LOTS - NON ALLEY
TRADITION
NOT TO SCALE



Note:
Townhomes to have 0' Side Setbacks.
Side setbacks for corner lots adjacent to a street is 10'.
Side setbacks for corner lots adjacent to an alley is 5'.
Building separation shall be 15'.

Building area shall be a maximum of 60% of lot area. Maximum Impervious shall be 80%

* PROVIDED COMPLIANCE WITH ST. LUCIE COUNTY FIRE DISTRICT FIRE PREVENTION CODE RESOLUTION NO. 442-05 ADOPTED SEPTEMBER 21, 2005 IS MEET.

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

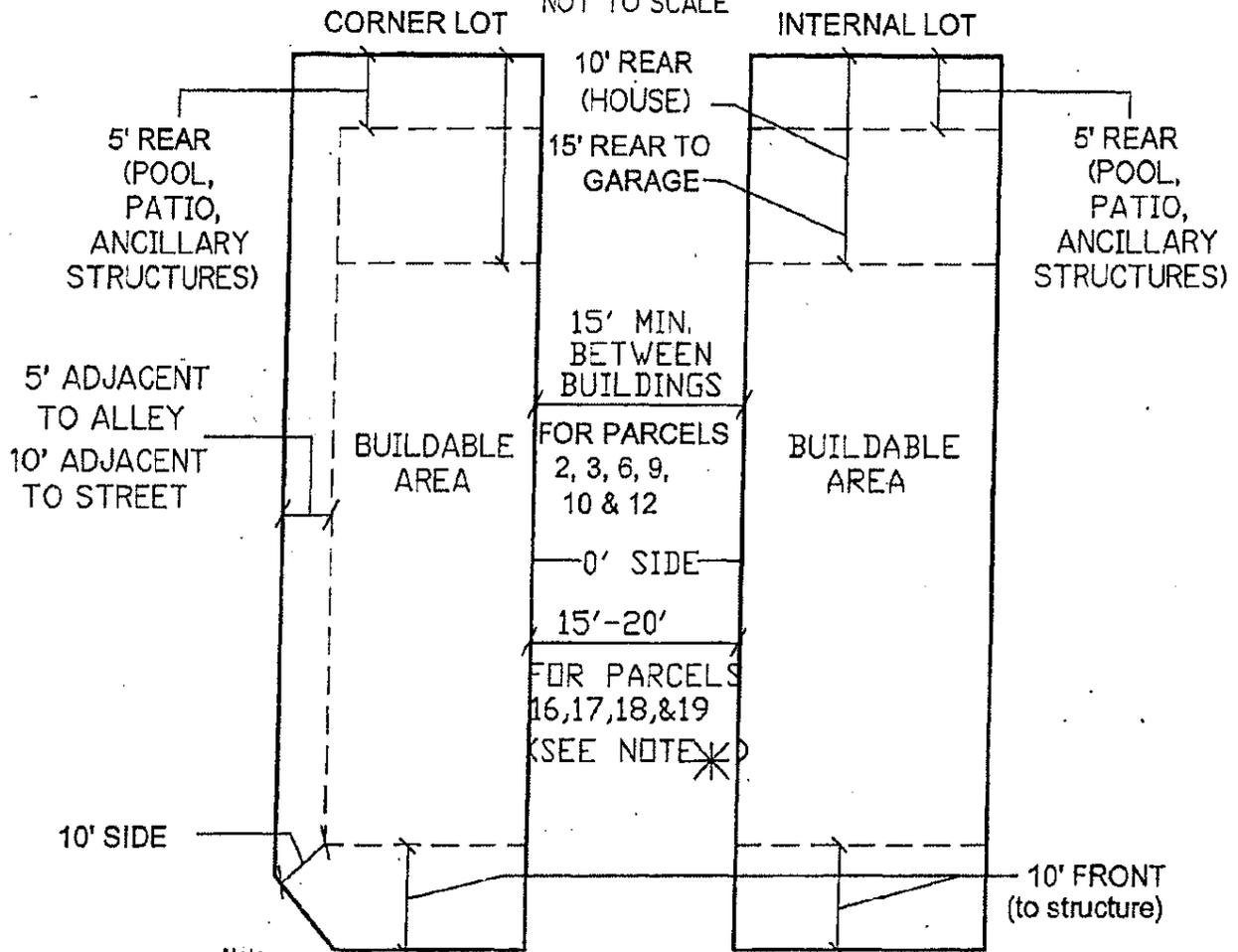
TYPICAL TOWNHOUSE LOT

Non alley lot

(Min. 18' - 46' Width Min. 70' Depth)

Townhomes may be developed from a min of 3 units to a max of 8 units, in a single building.

EXHIBIT 10F
TOWNHOME LOTS - ALLEY LOTS
TRADITION
NOT TO SCALE



Note:

Townhomes to have 0' Side Setbacks.

Side setbacks for corner lots adjacent to a street is 10'.

Side setbacks for corner lots adjacent to an alley is 5'.

Building separation shall be 15'.

Building area shall be a maximum of 60% of lot area. Maximum impervious shall be 80%

TYPICAL TOWNHOUSE LOT
ALLEY LOT

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

PROVIDED COMPLIANCE WITH ST. LUCIE COUNTY FIRE DISTRICT FIRE PREVENTION CODE RESOLUTION NO. 442-05 ADOPTED SEPTEMBER 21, 2005 IS MEET.

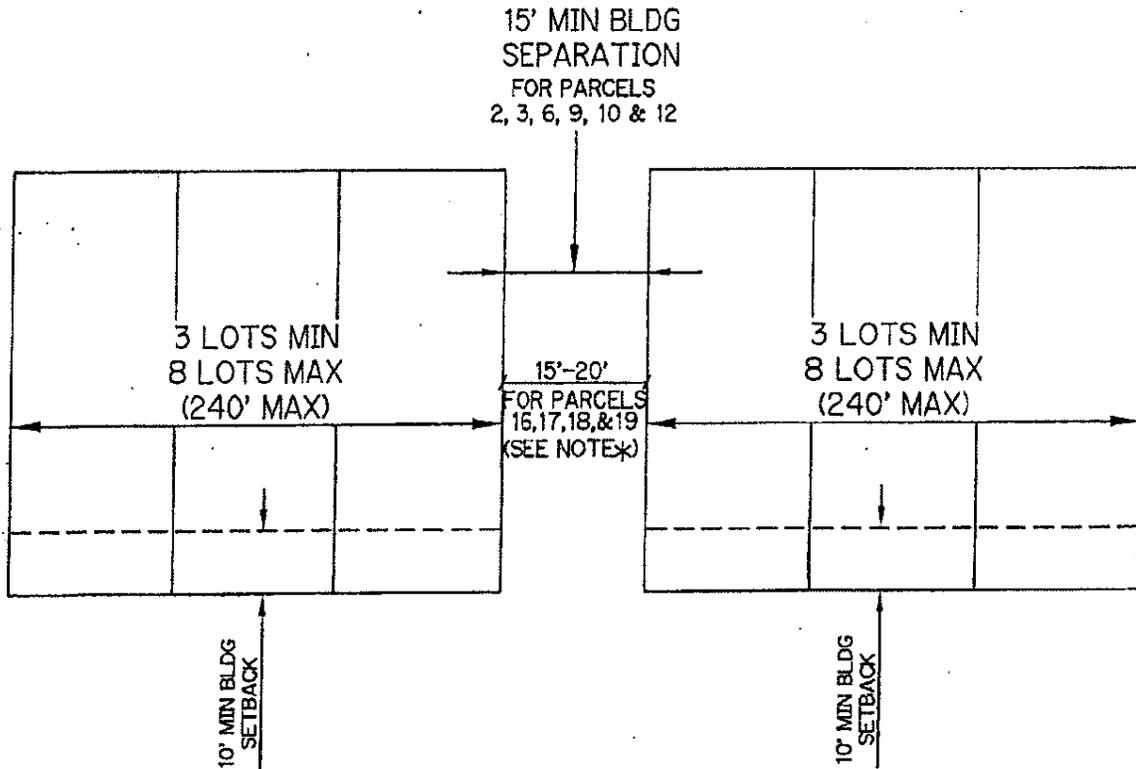
Alley lot Min.

(Min. 18' - 46' Width Max. 70' Depth)

Townhomes may be developed from a min of 3 units to a max of 8 units, in a single building.

EXHIBIT 10G
 TOWNHOUSE LOTS
 TRADITION
 NOT TO SCALE

* PROVIDED COMPLIANCE WITH ST. LUCIE COUNTY FIRE DISTRICT FIRE PREVENTION CODE RESOLUTION NO. 442-05 ADOPTED SEPTEMBER 21, 2005 IS MEET.

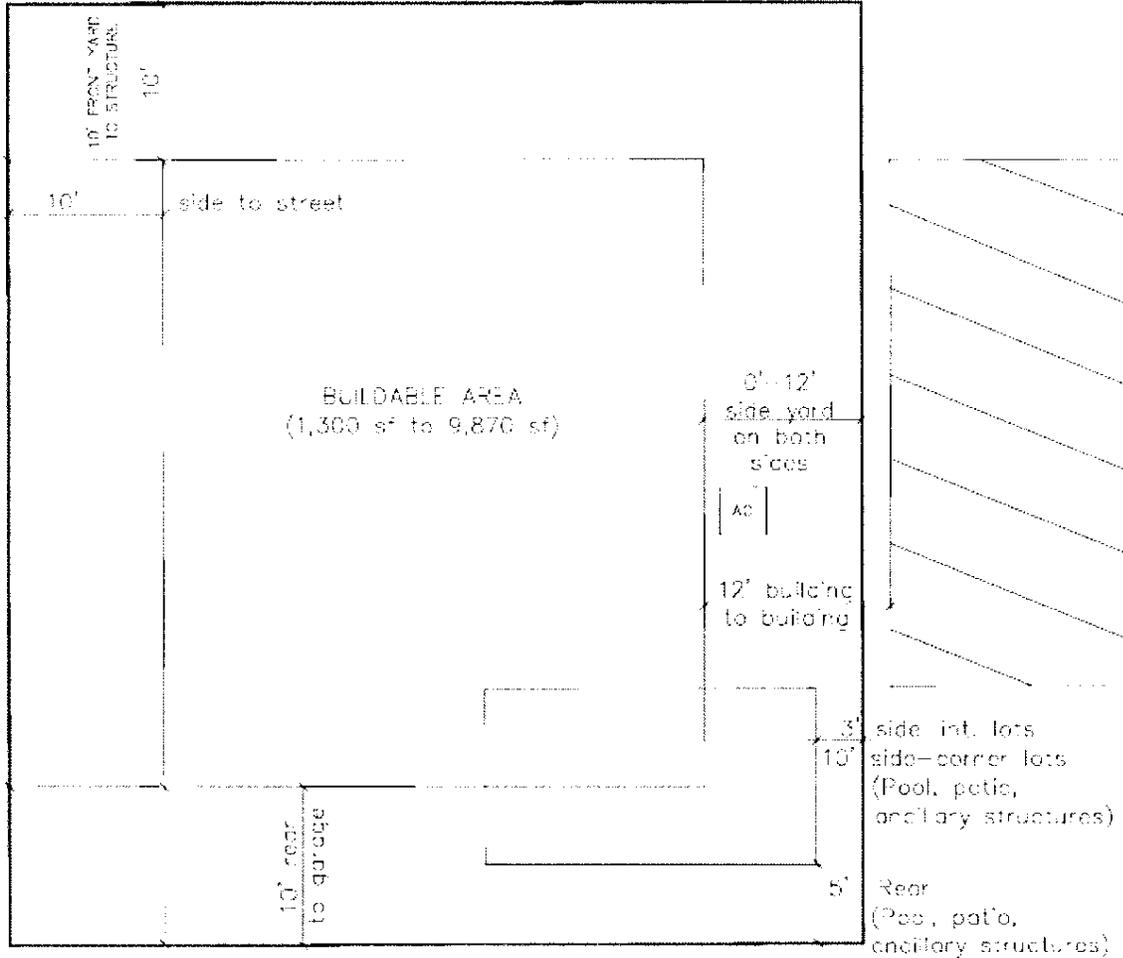


LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.

TYPICAL BUILDING TOWNHOME LAYOUT

EXHIBIT 10
 SINGLE FAMILY-REAR LOADED
 GARAGE VILLAGE UNIT
 NOT TO SCALE

("Min. 35' - Max. 100' x Min. 60' Depth")



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

Note: Alley lots

Alley Lots shall have a side setback of 0'-12'

Alley Lot's side setbacks vary provided a 12' separation between buildings.

Side setbacks for corner lots adjacent to a street is 10'

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

THE MINIMUM FRONT LINE WIDTH AT THE R.O.W LINE SHALL BE 20' FEET

TYPICAL LOT

(Single Family Detached "Min. 35' - Max. 100' x Min. 60' Depth")

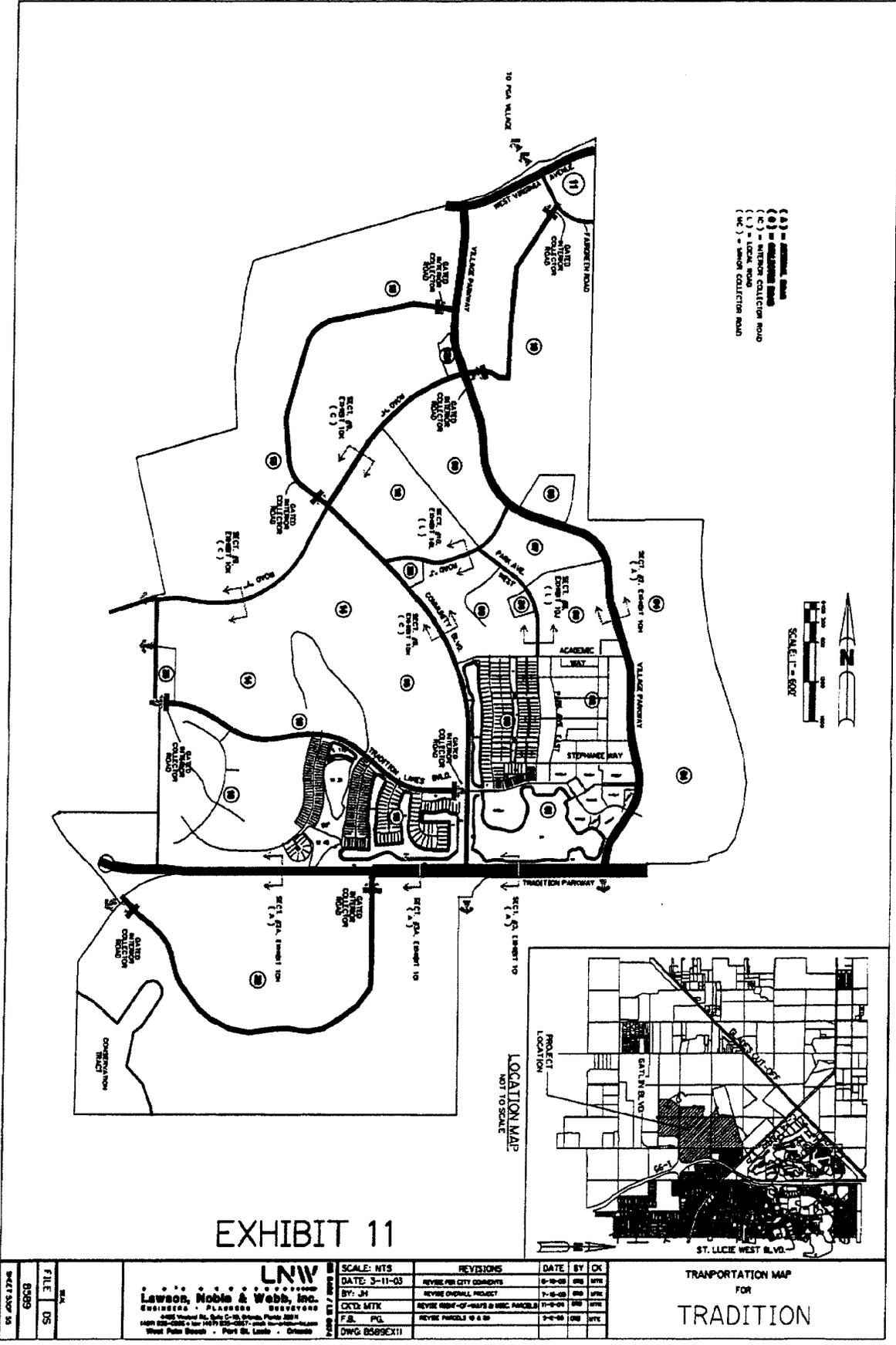
NOTE:
 REFERENCE UTILITY CONSTRUCTION PLANS FOR EXACT
 UTILITY LOCATION. CONSTRUCTION PLANS SHALL CONFORM
 TO CURRENT PORT ST. LUCIE UTILITY SERVICE DISTRICT
 SPECIFICATION AND ORDINANCES AND OVERRIDE WHAT IS
 SHOWN ON THESE TYPICAL SECTIONS.

DELETED BY 5TH AMENDMENT

10. TYPICAL ROAD C, D, F & J SECTION
MINOR COLLECTOR ROADS

EXHIBIT 10L

SHEET NO. 52 OF 52	DATE 12/11/11	PROJECT NO. 11-00000000	PROJECT NAME MPUD CONCEPTUAL PLAN FOR TRADITION ST. LUCIE COUNTY, FLORIDA	DRAWING NO. 10L	SCALE AS SHOWN	DATE 12/11/11	DRAWN BY WJ	CHECKED BY WJ	APPROVED BY WJ	



DATE	FILE	DS
03/09		

LNW
Lawson, Noble & Webb, Inc.
 ENGINEERS • PLANNERS
 4405 Woodloch Rd., Suite C-100, Omaha, Nebraska 68131
 402.491.2222 • FAX 402.491.2227 • WWW.LAWSONNOBLEWEBB.COM
 West Palm Beach • Fort St. Louis • Orlando

SCALE: NTS	REVISIONS	DATE	BY	CHK
DATE: 3-11-03	REVISE PER CITY COMMENTS	6-10-03	JH	MTX
BY: JH	REVISE OVERALL PROJECT	7-10-03	JH	MTX
DATE: MTX	REVISE REBE-CF - MAPS & SPEC. PARCELS	7-10-03	JH	MTX
F.S. PL	REVISE PARCELS 10 & 20	7-10-03	JH	MTX
DWG: B589CX11				

DATE	BY	CHK

