

## Exhibit “B” Staff Proposed Changes to Exhibit 11

### EXHIBIT 11 GENERAL STANDARDS FOR DISTRICT ESTABLISHMENT

**Pursuant to Section 158.187:**

**Area Requirements:** The Wilson Groves Parcel A MPUD is 390.3748 acres consisting of a Residential sub-district containing 390.3748 acres, which exceeds the fifty (50) acre minimum requirement for the establishment of a MPUD required by Policy 1.2.6.2 of the City's Comprehensive Plan and the two (2) acre minimum required by Section 158.187 in the NCD land use, Ordinance 12-13.

**Relation to Major Transportation Facilities/ Location of Parcel A:** The Wilson Groves Parcel A MPUD is located on the north side of Becker Road, east of North/South A, west of North/South B, and south of Paar Drive (a/k/a Hegener Drive). Main access to the property will be along Becker Road. The property entrances shall be located so as to provide access to the property without creating or generating traffic along minor streets in residential areas or districts outside the MPUD.

Prior to the first non-model residential building permit in Parcel A, the contracts will be let for the construction of a stabilized section of Farm Road A to the emergency access ingress/egress located off Range Line Road. This stabilized section of Farm Road A being utilized for emergency ingress/egress to Parcel A shall remain open until such time as the project's secondary entry on North/South A is available for emergency ingress/egress. More specifically, this emergency access is intended to serve as a secondary access point for emergency vehicles servicing occupied homes. Emergency access may be secured by a gate, provided an emergency lock box is installed. No residents can occupy units prior to ~~completion until~~ completion and until the opening of this temporary stabilized section of Farm Road A.

Per the NFPA 1141 (2017) Standard for Fire Protection Infrastructure for Land Development in Wildland, Rural, and Suburban Areas and as required by Section 158.187 (B) City of Port St. Lucie Code of Ordinances, Wilson Groves is providing two full access points and one emergency-only access, as shown on the conceptual plan in Exhibit 16A, to facilitate use during the event of an emergency. The second, paved, resident full access connecting to N/S A and continuing south to Becker Road shall be submitted to the City for review with the plat that includes the 600<sup>th</sup> dwelling unit of the Parcel A MPUD. The contracts shall be let for the second full access point prior to the issuance of the 600<sup>th</sup> residential building permit. This ~~se~~ EMS access shown on Exhibit 16A will be provided with the development of the phase in which the access is located and shall be available upon ~~no later than the Certificate of Occupancy of six hundred (600) residential units within Parcel A~~ removal of the other emergency accesses along N/S A or Farm Road A. EMS access shall be

(Additions shown as underlined and deletions shown as ~~strikethrough~~)

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gated and locked at all times except when required for use by the St. Lucie County Fire District (SLCFD) or other emergency services personnel. SLCFD shall have the right to open this gated access through means of digital key, Knox Lock, or other similar devices as SLCFD deems appropriate. N/S B is only required to be stabilized up to the EMS-only access point to provide EMS personnel with the ability to utilize the EMS access.

**Consistency with the City’s Comprehensive Plan:** The Wilson Groves Parcel A MPUD is consistent with the City's Comprehensive Plan. Policy 1.2.2.3 requires neighborhoods in the Residential sub-area to be a minimum size of 10 acres and a maximum size of 750 acres. Parcel A is approximately 390 acres and is within two (2) miles of existing and planned shops, services, and other activities, providing consistency with Policy 1.2.2.3.B of the City’s Comprehensive Plan. Access to the community will be provided by Becker Road.

**Relation to Utilities, Public Facilities and Services:** The Wilson Groves Parcel A MPUD parcel will be served by Port St. Lucie Utility Systems Department for water and wastewater, a public service provider acceptable to the city for phone, gas and cable service, and Florida Power & Light with electricity. All utilities will be underground.

PSL Utility Systems Department will be in City right-of-way or utility easements. All City utility communications are by private fiber optic systems. No radio communication or shared fiber is permitted.

PSL Utility Systems Department may require the developer to pay the city for reuse water to be utilized for irrigation, equal to the amount of wastewater generated by the project within one year of written notice from the City of reclaimed water being considered available to the Project.

**Physical Character of the Site:** The Parcel A MPUD is located within the Wilson Groves Development of Regional Impact (DRI). The current use of this site is agriculture.