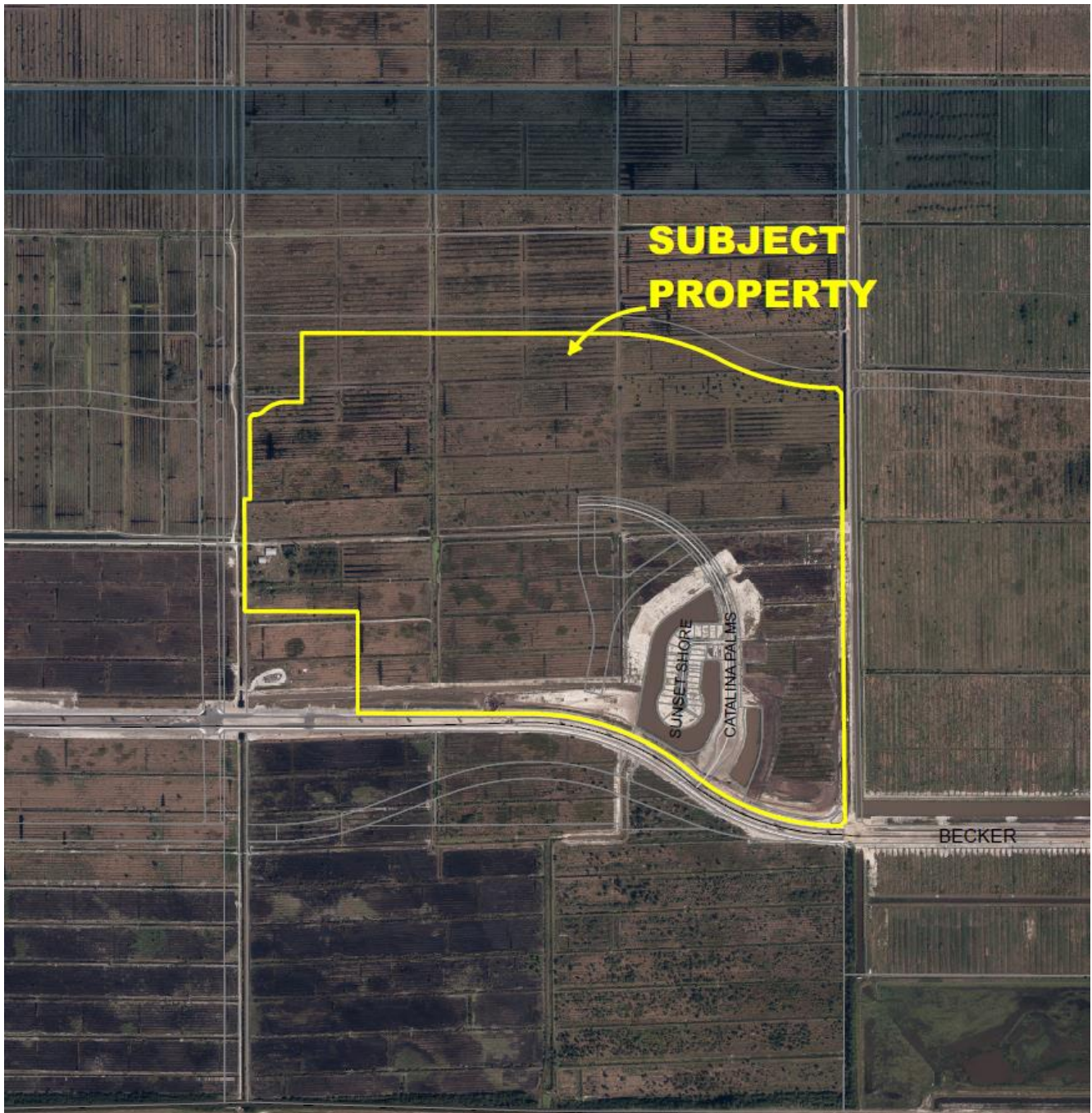


Wilson Groves – Parcel A MPUD Amendment No. 2
Master Planned Unit Development Major Amendment Application
P25-178



Project Location Map

SUMMARY

Applicant’s Request:	An application for a major amendment to the Wilson – Parcel A MPUD regulation book.
Agent:	Cotleur and Hearing, Inc.
Property Owner:	Sundance PSL I, LLC
Location:	The property is generally located north of Becker Road, west of future roadway N/S B, east of future roadway N/S A and south of the future extension of SW Hegener Drive.
Address:	Not assigned
Project Planner:	Daniel Robinson, Planner III

Project Description

Sundance PSL I, LLC, has applied to amend the Wilson Groves – Parcel A Master Planned Unit Development. Parcel A consists of approximately 390.375 acres of property located within the Wilson Groves DRI north of Becker Road, south of SW Hegener Drive (FKA Paar Drive), and between N/S A and N/S B. This application is to reference independent design standards for this MPUD. Section 2.1.1 of The Citywide Design Standards allows exception for MPUD zoning that provides independent design standards and has the exception approved as part of the MPUD approval.

The proposed MPUD is attached as Exhibit “A” of the staff report. A complete list of the proposed changes is included in the MPUD document, and the changes are shown as ~~strike through~~ and underlined.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed MPUD document at the January 28, 2026, Site Plan Review Committee meeting.

Public Notice Requirements

Notice of the MPUD amendment was mailed to property owners within a maximum of 750 feet of the subject property.

Location and Site Information

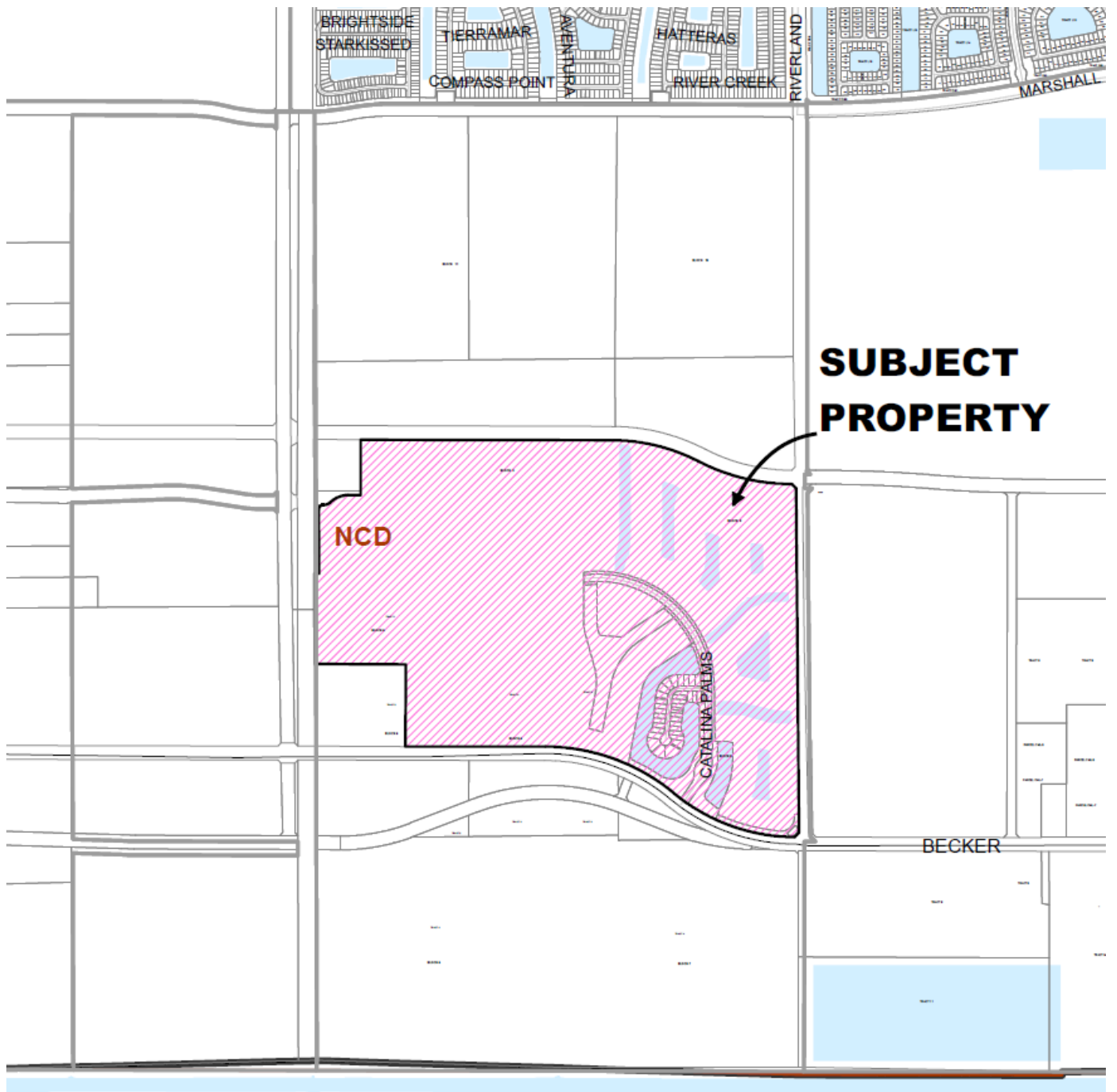
Property Size:	Approximately 390.375 acres
Legal Description:	A Portion of Block 6, Tract 3, Block 3, Block 8 and Block 9 of the Plat of The Alan Wilson Grove, as recorded in Plat Book 12, Pages 50 and 50A, being a portion of those lands as described and recorded in official Record Book 3046, Page 2761, together with all of Wilson Groves Parcel A Plat 1 as recorded in Plat book 126, Page 30, together with all of Wilson Groves Parcel A Plat 2, as recorded in Plat Book 139, Page 14. together with all of Wilson Groves Parcel A Plat 3, as recorded in Plat Book 132, Page 22, of the Public Records of St. Lucie County, Florida. Lying in Sections 29 and 32, Township 37 South, Range 39 East, City of Port St. Lucie County, Florida.
Future Land Use:	NCD (New Community Development District)
Existing Zoning:	MPUD (Master Planned Unit Development)
Existing Use:	Wilson Groves Residential Development

Surrounding Uses

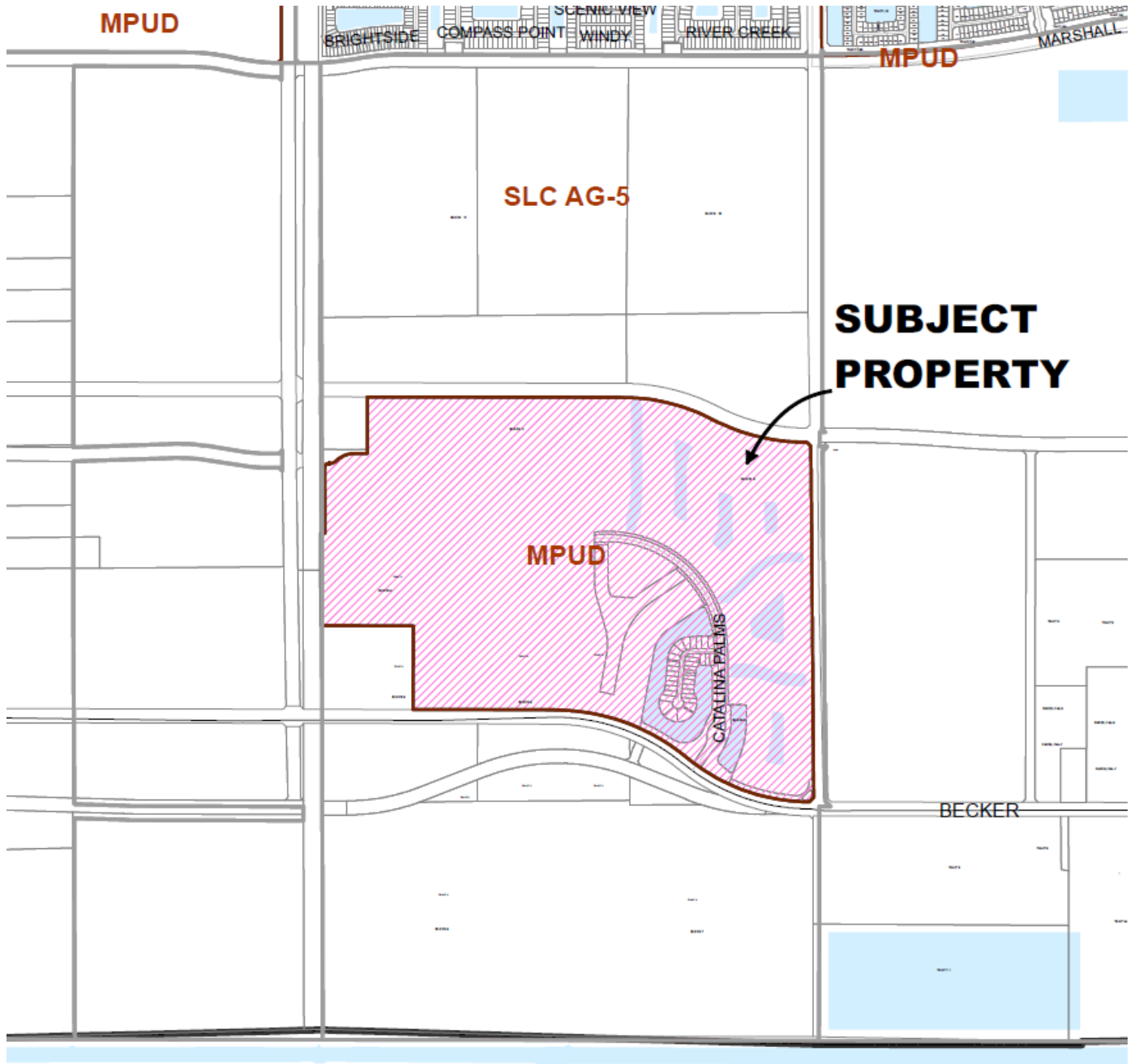
Direction	Future Land Use	Zoning	Existing Use
North	NCD	SLC AG-5	Vacant land within the Wilson Groves DRI
South	NCD	SLC AG-5	Vacant land within the Wilson Groves DRI
East	NCD	SLC AG-5	Vacant land within the Wilson Groves DRI
West	NCD	SLC AG-5	Vacant land within the Wilson Groves DRI

NCD – New Community Development District

SLC AG-5 – St. Lucie County AG-5 (1 dwelling unit per 5 acres)



Future Land Use



Zoning Designation

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency and Analysis:

The proposed amendment is consistent with the following policies of the City's Comprehensive Plan:

Policy 1.1.7.2 For large scale projects, utilize PUD zoning, and design and architectural controls to better intergrade mixed uses into neighborhoods.

Policy 1.1.7.3: Encourage commercial and mixed use nodes at or near arterial intersections and utilize urban design standards and techniques to beautify and enhance community appearance along major corridors.

Independent design standards are proposed to be used for all of the Wilson Grove DRI. Each Wilson Grove MPUD moving forward may provide language indicating the use of independent design standards to regulate the design standards for each development. Declarations for the Sundance Master Property Owners Association have been recorded that establish the authority and responsibilities of the community's Architectural Review Committee (ARC), which will administer the design guidelines. Parcel A consists of only residential development. In consideration of the guidelines proposed for all of the Wilson Grove DRI and the DRI including both residential and non-residential, the document includes standards for both. If the developer chooses not to utilize their design standards for a particular MPUD, then the Citywide Design Standards shall apply.

Related Projects

P21-148 Wilson Groves Parcel A MPUD

P25-048 Wilson Groves Parcel A MPUD- Administrative Amendment

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the proposed MPUD document at the January 28, 2026, Site Plan Review Committee meeting. 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.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions
- Motion to recommend denial to the City Council

Please note: 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.