

Wylder Commercial PUD

Planned Unit Development PUD

APPLICATION FOR PUD OF WYLDER COMMERCIAL (TRACTS A & B)

City Project Number: P24-213
PSLUSD Project No: 11-642-00
Ordinance __-_____

Prepared for:
Wylder Commercial, LLC
7807 Baymeadows Rd E, Suite 205
Jacksonville, FL 32256

Prepared by:
Lucido & Associates
701 SE Ocean Boulevard
Stuart, FL 34994

April 15, 2025

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PROJECT TEAM

PROPERTY OWNER/APPLICANT

Wylder Commercial, LLC
7807 Baymeadows Rd E Suite 205
Jacksonville, FL 32256

AGENT/LAND PLANNER

Lucido & Associates
701 SE Ocean Blvd
Stuart, FL 34994

ENGINEER

Kimley-Horn
445 24th St, Suite 200
Vero Beach, FL 32960

SURVEYOR

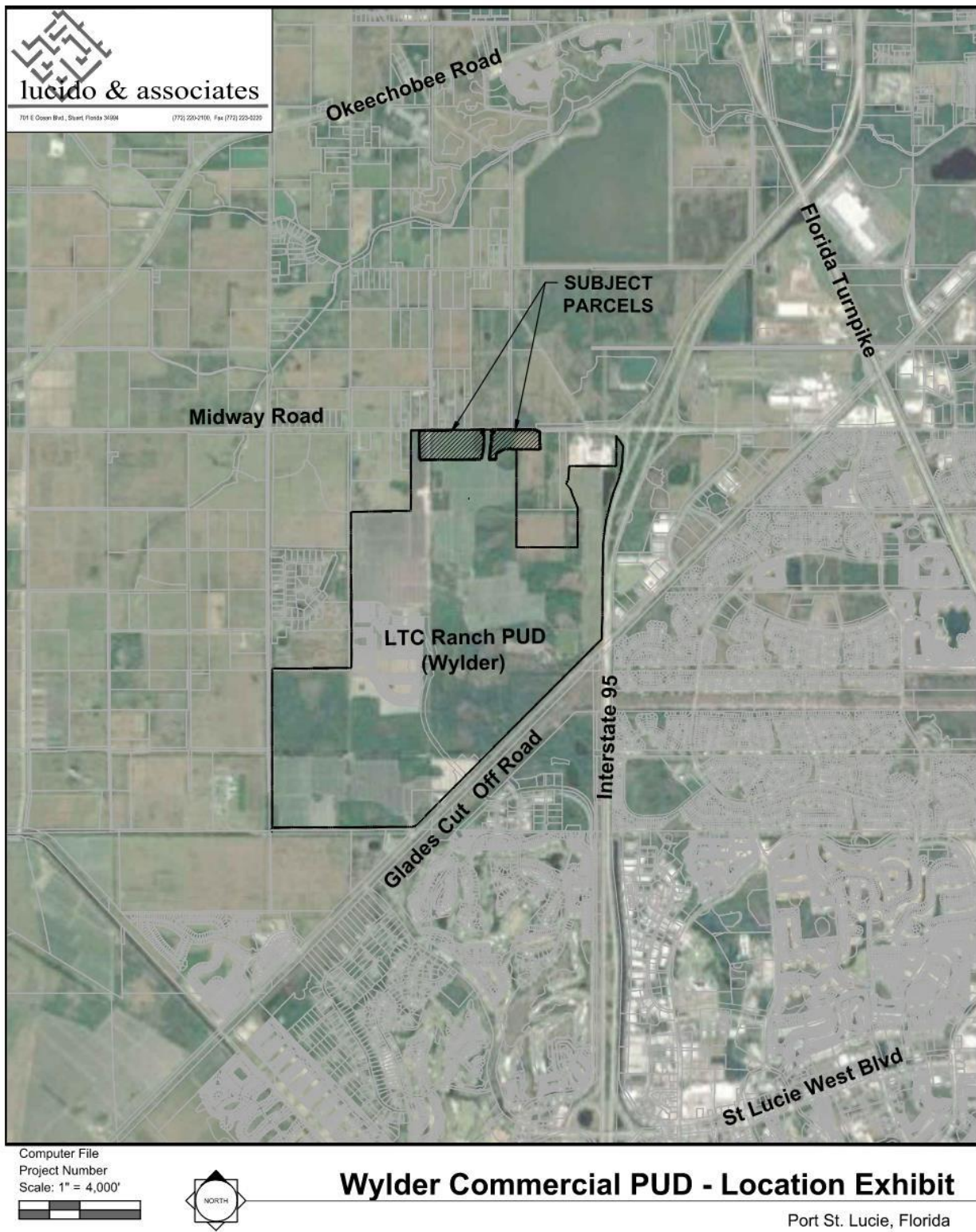
GeoPoint Surveying, Inc.
4152 West Blue Heron Blvd
Riviera Beach, FL 33404

INTRODUCTION

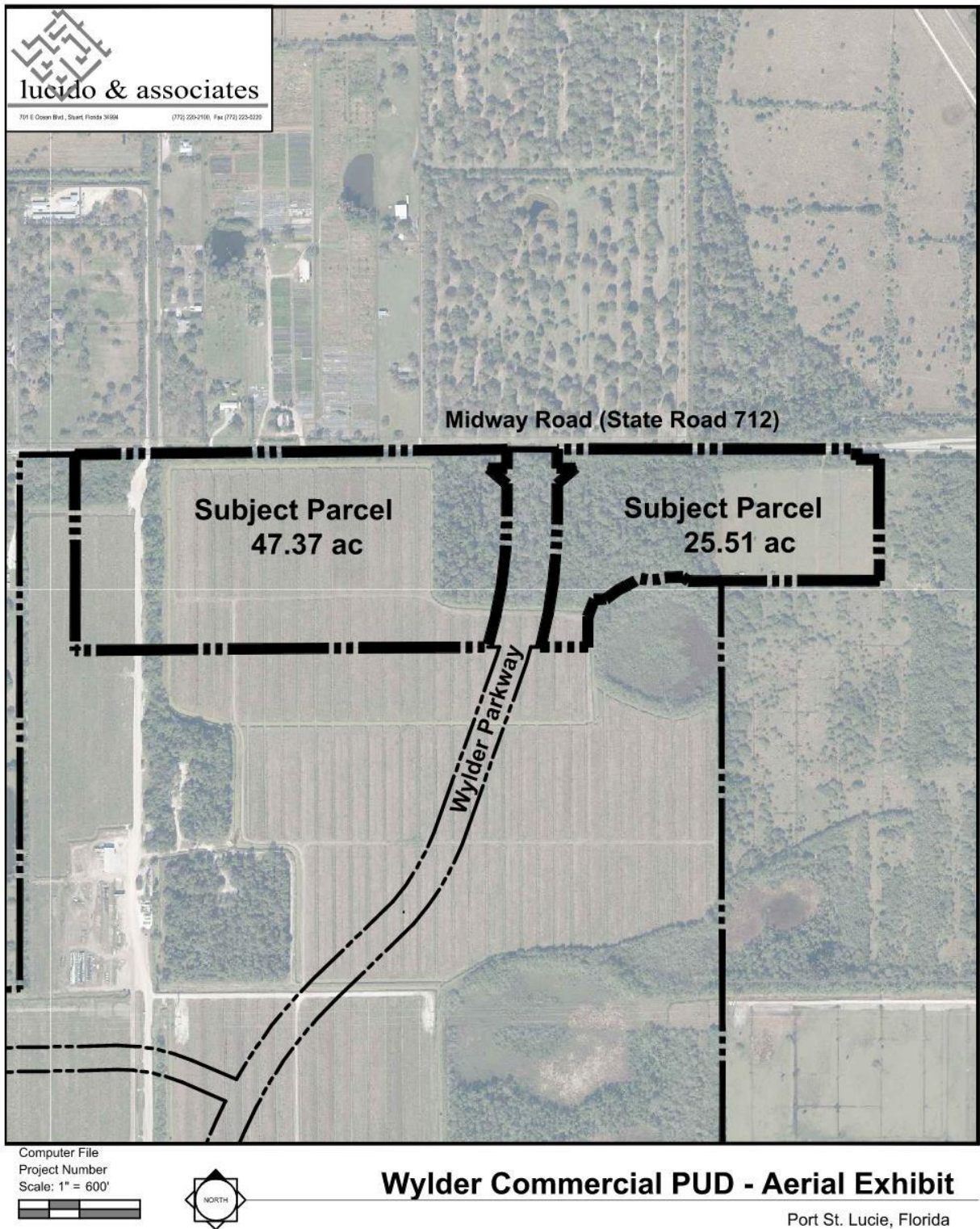
The Wylder Commercial PUD is a proposed development area of approximately 72.88 acres. The property is currently zoned SLC-AG5 with an existing land use of Commercial General (CG), Commercial Highway (CH) and Residential/Office/Institutional (ROI). It is proposed to be rezoned to Planned Unit Development (PUD). The development area is within the LTC Ranch DRI and located along the south side of Midway Road, west of Interstate 95, and east of McCarty Road.

The intent of this PUD is to create a development containing a mix of appropriate uses permitted within the CG, CH, and ROI land uses, and consistent with the City's Comprehensive Plan for development located along a major corridor.

LOCATION MAP



AERIAL MAP



LAND USE and ZONING MAP

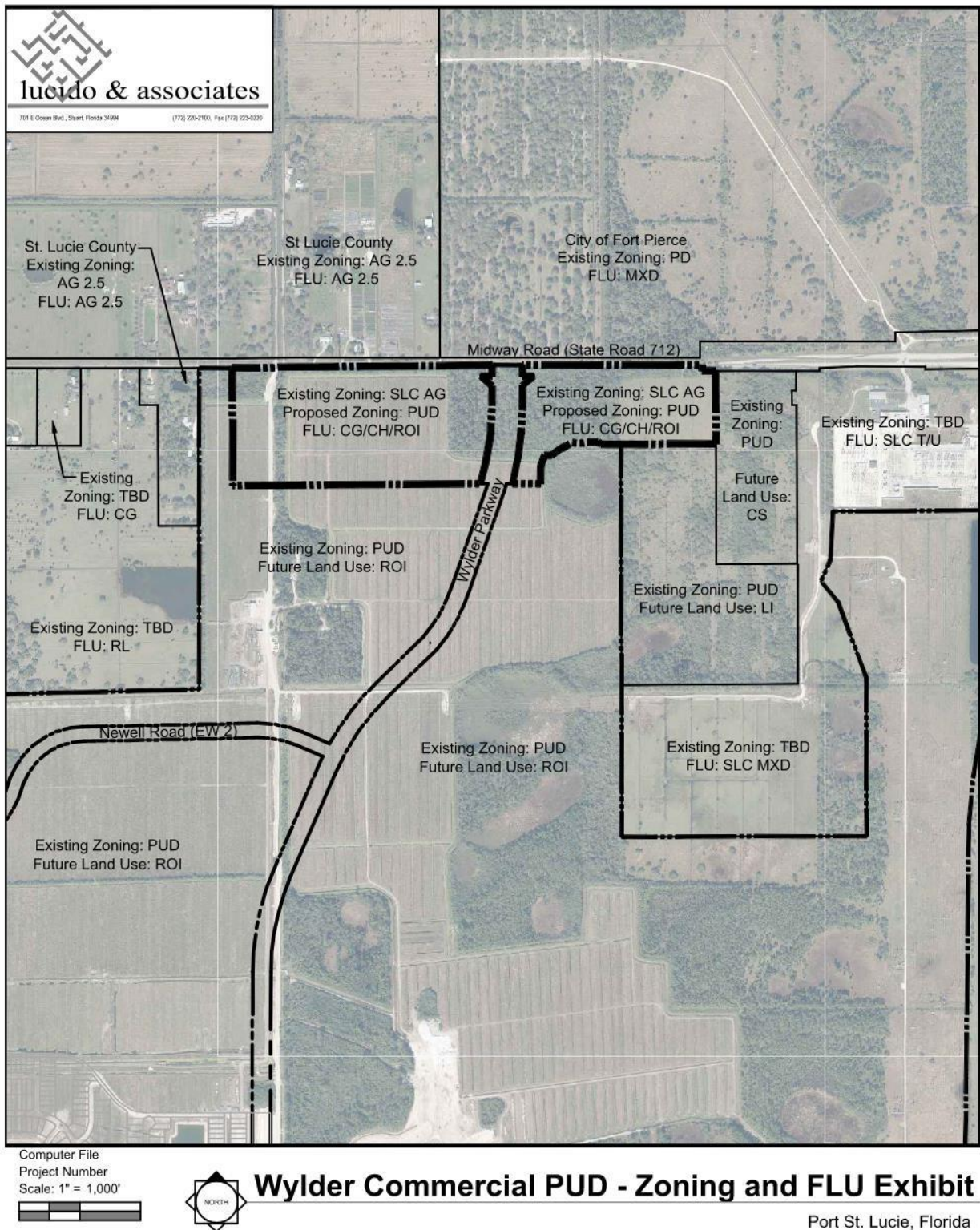


EXHIBIT 1

PUD APPLICATION CHECKLIST

1. Statement of Unified Control of the area within the proposed PUD is enclosed as Exhibit 9.
2. Wylder Commercial PUD is a proposed community designed to include Commercial, Residential/Office/Institutional, and warehouse/self-storage uses.
3. The Conceptual Plan for Wylder Commercial PUD is enclosed as Exhibit 7.
4. See Exhibit 4 for General Standards established for this PUD.
5. Development uses and standards are enclosed in Exhibit 5.
6. Includes the rezoning of approximately 72.88 acres located within the LTC Ranch DRI along the south side of Midway Road, west of Interstate 95, and east of McCarty Road.

EXHIBIT 2

WYLDER COMMERCIAL LLC

January 7, 2025

Cody Sisk
Planning and Zoning
City of Port St. Lucie
121 SW Port St. Lucie Blvd
Port St. Lucie, FL 34984

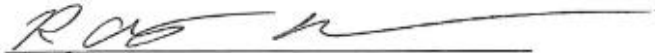
Re: Wylder Commercial PUD REZONING – (LA Ref. #20-535)

Dear Cody:

As owner of the property referenced above, please consider this correspondence as formal authorization for **Lucido & Associates (Agent)** to represent **Wylder Commercial LLC (Applicant & Owner)** during the governmental review process for the above referenced project, which may include submission of development plans and permits, and other such related matters to effectuate the review process for the proposed development upon parcels **3302-704-0002-000-1** and **3302-704-0001-000-4**.

Thank you for your attention to this matter.

Sincerely,

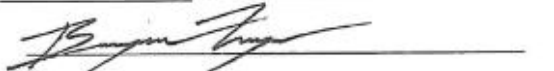
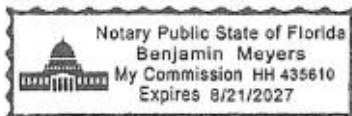


Austin Burr, Vice President

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing was acknowledged before me this 7th day of January, 2025, by
R. Austin Burr, of Wylder Commercial LLC. He/She ☒ is personally known to
me or [] has produced _____ as identification.

(Notarial Seal)


(Print Name) Benjamin Meyers
NOTARY PUBLIC

My Commission Expires: 8/21/2027

EXHIBIT 3

GENERAL STANDARDS FOR DISTRICT ESTABLISHMENT

General Information: Current agricultural operations and exemptions on the property may continue.

Pursuant to Goals, Objective, and Policies of the City's Comprehensive Plan:

Area Requirements: The Wylder Commercial property is approximately 72.88 acres. The proposed area of the site is consistent with Objective 1.1.4.2 in creating a variety of potential uses within the district to facilitate both sustainable Commercial and Residential Development.

- Commercial General (CG) Designated to accommodate general retail sales and services with restrictions on heavy vehicular sales, services, wholesale, warehouse uses, outdoor storage, or other nuisance uses.
- Commercial Highway (CH) Highway oriented commercial uses designed to service the traveling public and located adjacent to major arterials.
- Residential, Office and Institutional (ROI) A mixed-use category to serve development along major corridors as transitional land uses between more intensive commercial areas.

Relation to Major Transportation Facilities: The Wylder Commercial property is located on Midway Road, west of I-95, and east of McCarty Road. Main access to the property will be along Midway Road. Conceptual access points illustrated in Exhibit 7 may be refined, adjusted, and augmented during the site plan approval process for each parcel in coordination with the Public Works Dept. The proposed development is arranged in a manner to provide access to the property without creating or generating traffic along minor streets within residential areas or districts outside the PUD.

Relation to Utilities, Public Facilities and services: The Wylder Commercial property will be served by Port St. Lucie Utility Systems Department for water and wastewater, and Florida Power & Light for electricity.

Physical Character of the Site: The Wylder Commercial property is located within the LTC Ranch Development of Regional Impact (DRI). Storm water management shall be handled on-site via the use of lakes and dry retention. Lake locations and lake areas shall be determined during the site plan approval process for each parcel.

Consistency with the City's Comprehensive Plan: The Wylder Commercial property is a proposed PUD approximately 72.88 acres. The CG and CH land uses will focus on commercial uses specific to major arterials and highway corridors. The ROI land use may be used to create other opportunities for a mix of office, institutional, and medium density residential components. The proposed plan is consistent with Policy 1.1.4.2(a, d, f) as it designates CG, CH, and ROI as land uses categorized to serve development along major corridors as transitional land uses between more intensive commercial areas.

Any agricultural operations and exemptions will cease on those portions of the property upon commencement of construction activities pursuant to policy 1.2.2.14

EXHIBIT 4

SITE INFORMATION

(A) Total Acreage:

Land Uses included within this PUD and approximate areas:

- CG/CH/ROI	72.88 acres	100%
<hr/>		
TOTAL	72.88 acres	100%

See Exhibit 7 for PUD Conceptual Plan

(B) Pedestrian Ways:

The major system of pedestrian movement will consist of sidewalks adjacent to the streets with connections to the subject parcel. The minor systems within the development parcels shall be consistent with City of Port St. Lucie Code of Ordinances.

Non-Residential Density:

Maximum Density: 665,000 sf

Residential Density:

Minimum Density: 5.00 units/gross acre

Maximum Density: 11.00 units/gross acre

Maximum Dwelling Units: 350 du's / 11 du's per acre

Model Area(s):

The proposed location of model/sales areas for the multi-family use shall be determined as the parcels are developed and approved through the site plan review process.

EXHIBIT 5

DEVELOPMENT USES AND STANDARDS

SECTION 1: PERMITTED PRINCIPAL USES AND STRUCTURES – NON-RESIDENTIAL

- (A) Purpose. The purpose of non-residential areas shall be to locate and establish areas within the PUD 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. The following standards shall be met in designing non-residential areas:
- (B) Permitted Principal Uses and Structures: The PUD development area may include the following non-residential principal uses and structures.
- 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) Horticultural nursery, garden supply sales, or produce stand
 - 3) Office for administrative, business, professional or medical use
 - 4) Public facility or use
 - 5) Restaurants with or without an alcoholic beverage license for on premises consumption of alcoholic beverages in accordance with Chapter 110
 - 6) Retail sales of alcoholic beverages for on and off premises consumption
 - 7) Park or playground or public recreation
 - 8) Hotel, motel, or motor lodge
 - 9) Enclosed assembly area without an alcoholic beverage license for on-premises consumption of alcoholic beverages, in accordance with Chapter 110
 - 10) Brewpub provided no more than 10,000 kegs (5,000 barrels) of beer are made per year, in accordance with Chapter 110
 - 11) Kennel, enclosed
 - 12) Medical Marijuana Dispensing Facilities as set forth in Chapter 120
 - 13) Pharmacy with or without drive-through service
 - 14) Cat Café (in accordance with Section 158.235)

- 15) Automobile service station or truck stop
 - 16) Repair and maintenance of vehicles and equipment. No storage of vehicles or equipment shall be permitted outside of an enclosed building. Storage of vehicles in an area designated for such use on the approved site plan and does not reduce the required number of parking spaces for the building is permitted.
 - 17) Restaurant, cafe, or sandwich shop, including drive-through facilities
 - 18) Shop for sale at retail of gifts, jewelry, art, sundries and notions, camera and photographic supplies, and similar uses catering to tourism
 - 19) Retail convenience stores with or without fuel service station
 - 20) Electric Vehicle (EV) Stations (Separate Mobility Fee Per Charger)
 - 21) Bank or savings and loan association
 - 22) Uses with drive-through services shall be in accordance with Section 158.221(I) for stacking requirements and Section 158.222 (D) for location and screening.
 - 23) Assisted living facility as set forth in Section 158.224
 - 24) Nursing or convalescent home
 - 25) Publicly owned or operated building or use
 - 26) Group care home, as set forth in Section 158.224
 - 27) Community Residential Home, as set forth in Section 158.224
 - 28) Funeral homes, with or without a crematory
- C) Special Exception Uses. The following uses may be permitted only following the review and specific approval thereof by the City Council
- 1) Semi-public facility or use
 - 2) Car wash (full or self-service)
 - 3) Kennel, enclosed with outdoor runs
 - 4) Bars, lounges, and nightclubs
 - 5) Schools (public, private or parochial), college, technical or vocational schools, including dormitories
 - 6) Automobile, truck, boat and/or farm equipment sales. No storage or display of vehicles shall be permitted outside an enclosed building unless an area for such use is designated on the approved site plan and does not reduce the required number of parking spaces for the building.

- 7) Hospitals, free standing emergency department, nursing, or convalescent homes
 - 8) Pain management clinic as set forth in Section 158.231
 - 9) Recreational vehicle park or campgrounds
 - 10) Enclosed assembly area with an alcoholic beverage license for on-premises consumption of alcoholic beverages, in accordance with Chapter 110
- (D) Accessory Uses. As set forth in Section 3 hereof
- (E) Minimum Lot Size: Twenty thousand (20,000) square feet and a minimum width of one hundred (100) feet.
- (F) Maximum Building Coverage: Forty (40) percent. Maximum impervious surface may not exceed eighty (80) percent.
- (G) Minimum Open Space: Twenty-Five (25) 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: Seventy-Five (75) feet. All such height requests are contingent upon the approval of a master plan and elevation drawings which illustrate that the proposed height is compatible with the surrounding land uses. The applicant is required to provide adequate information to support the compatibility of the proposed taller structures with the surrounding land uses, per Section 158.174(E) of the City of Port St. Lucie Code of Ordinances.
- (I) Minimum Building Size: Minimum total gross floor area of one thousand two hundred (1,200) square feet.
- (J) Setback Requirements and Buffering.
- a. All non-residential, permitted, or special exception uses: Setback requirements shall be twenty-five (25) feet for front yard and from any rights-of-way, and ten (10) feet from side and rear property lines.
 - b. Buffering: All mechanical equipment shall be screened from property zoned residential. Meter banks for multi-tenant buildings shall require screening when located on an exterior wall that is visible to the public. This screening shall be designed as both a visual barrier and a noise barrier. Buffering shall be provided in accordance with Chapter 154, City of Port St. Lucie Zoning Ordinances.
- (K) Off-Street Parking and Service Requirements. As set forth in Section 4 hereof.

SECTION 2: PERMITTED PRINCIPAL USES AND STRUCTURES – RESIDENTIAL

- (A) The purpose of the residential use area shall be to locate and establish areas within the PUD which are deemed to be uniquely suited for the development and maintenance of medium density residential areas properly served by adequate community facilities and commercial service areas; to designate those uses and services deemed appropriate and proper for location and development within said zoning district; and to establish such development standards and provisions as are appropriate to ensure proper development in a medium-density residential environment.
- (B) Permitted Principal Uses and Structures: The PUD development area may include the following residential uses and structures.
- 1) Multiple-family dwellings
 - 2) Park or playground, or other public recreation
 - 3) Community residential home with six (6) or fewer residents, provided that such homes shall not be located within a radius of one thousand (1,000) feet of another community residential home as set forth in section 158.224
 - 4) Family day care home
- (C) Minimum Lot Requirements / Maximum Residential Density:
- 1) Multiple-family dwelling: Five (5) acres and width of one hundred fifty (150) feet, with a minimum gross project density of five (5) units per acre and maximum gross project density of eleven (11) dwelling units per acre.
 - 2) All other permitted or special exception uses: Twenty thousand (20,000) square feet and a width of one hundred (100) feet.
- (D) Maximum Building Lot Coverage: Fifty (50) percent. Maximum impervious surface may not exceed eighty (80) percent.
- (E) Minimum Open Space: Fifty (50) 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.
- (F) Maximum Building Height: Forty-five (45) feet. All such height requests are contingent upon the approval of a master plan and elevation drawings which illustrate that the proposed height is compatible with the surrounding land uses. The applicant is required to provide adequate information to support the compatibility of the proposed taller structures with the surrounding land uses, per Section 158.174(E) of the City of Port St. Lucie Code of Ordinances.
- (G) Minimum Living Area:
1. Multiple-family dwellings:
 - a. Studio, five hundred (500) square feet
 - b. One (1) bedroom, six hundred (600) square feet
 - c. Two (2) bedroom, eight hundred (800) square feet
 - d. Three (3) bedroom, nine hundred (900) square feet

(H) Yard Requirements and Buffering: Minimum setbacks shall be stated below unless otherwise indicated on Exhibit 10 of the Wylder Commercial PUD.

1. Multiple-family dwelling: Each multi-family development shall have a setback of twenty-five (25) feet from the front yard and any road rights-of-way and ten (10) feet from side and rear property lines. Where two or more buildings are situated upon a parcel, any two buildings shall be separated by a minimum of twenty (20) feet. No building shall have an effective length of mass exceeding three hundred (300) feet.
2. All other permitted, special exception, or non-residential uses: Setback requirements shall be twenty-five (25) feet for front yard and from any rights-of-way and ten (10) feet from side and rear property lines.
3. Buffering: Where applicable, buffering shall be provided in accordance with the landscaping requirements of Chapter 154, City of Port St. Lucie Ordinances.

(I) Off-Street Parking and Service Requirements: As set forth in Section 4 hereof.

(J) Site Plan Review: Multi-Family and non-residential developments shall submit a site plan meeting the criteria set forth above for review and approval by the City's Site Plan Review Committee.

SECTION 3: 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. 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.

(B) Accessory Uses in Non-Residential Areas: 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 and side property line.

(C) Accessory Uses in Residential Areas:

1. Accessory uses or structures shall not be located in 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 and side property line.
2. Accessory uses as permitted by Section 158.217 of the City of Port St. Lucie Zoning Code are allowed in the residential area.

(D) Home Occupation: A home occupation shall be permitted within residential areas, subject to the provisions of Section 158.217(F).

SECTION 4: PARKING AND PEDESTRIAN REQUIREMENTS

(A) 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. On-street parking spaces directly and fully adjacent to a site and available to a development may be counted toward the required quantity. Maximum driveway widths for residential units shall be 26 feet and minimum driveway widths may be 10 feet. Dwelling units with garage spaces may include the garage spaces as required parking spaces.

1. Retail and Office (administrative, business, medical or professional, retail shops, personal service establishments, household repair, or equipment shops): One (1) space for each two hundred (200) square feet of gross floor area for buildings under thirty thousand (30,000) square feet. One space for each two hundred fifty (250) square feet of gross floor area for buildings thirty thousand (30,000) square feet and greater
2. Restaurant (stand-alone, with or without drive through): 1 space per 100 sf. Additional parking shall be required for an outdoor seating area when the outdoor seating area exceeds twenty-five (25%) percent of the gross floor area of an approved restaurant.
3. Shopping center: One (1) space for each two hundred (200) square feet of gross floor area for buildings under thirty thousand (30,000) square feet. One space for each two hundred fifty (250) square feet of gross floor area for buildings thirty thousand (30,000) square feet and greater.
4. Hotels: 1 space for each guest room, plus 1 space for each ten (10) guest rooms.
5. Residential (multifamily): 1.75 spaces per dwelling unit plus 1 space for every 5 dwelling units.
6. For any permitted use not listed above, parking rates shall comply with Section 158.221.C.

(B) Parking lot landscaping shall be in accordance with Chapter 154, City of Port St. Lucie Zoning Ordinances except that ten (10) foot parking islands shall be required to break up rows in groups of no more than ten (10) contiguous spaces.

(C) Pedestrian Access:

1. An on-site pedestrian and bike 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.
2. The circulation system must be hard-surfaced, ADA accessible, and be at least 5 feet wide.

SECTION 5: LANDSCAPING

(A) Plant Material:

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 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 City of Port St. Lucie Code of Ordinances, will not have to be of a quality comparable to Florida No. 1 since this material was not nursery grown.
4. No more than Seventy-Five (75) percent of the required trees shall be palm tree species.
5. No less than Fifty (50) percent of all required trees shall be native species.

(B) Easement and Utility Area Landscaping: Trees and all vegetation with intrusive root systems shall not be planted within ten (10) feet of any PSLUSD infrastructure or appurtenance; including water and sewer lines, exiting utility pole, guy wire, and pad mounted transformers. All proposed utilities shall maintain separation distances from all City mains as required by the city and FDEP.

(C) Perimeter landscape requirements adjacent to lakes may be relocated to other areas within the project site to allow creativity in landscape design adjacent to the lake (up to 100% of required landscape).

(D) Perimeter landscape buffer strips along any right-of-way shall be a minimum of 20' wide. All other perimeter buffer strips shall be a minimum of 10' wide with or without a wall. Landscape buffer strips abutting residential or open space land uses shall include a wall. Landscape buffer strips for interior parcels within the PUD 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.

SECTION 6: UTILITIES

(A) Proposed Sanitary Sewer System:

The proposed Wylder Commercial Development is located within the City of Port St. Lucie Water and Sewer Service Area. The proposed sanitary sewer system for the Wylder Commercial Development will consist of gravity sanitary sewer mains and manholes. The proposed maximum depth of gravity sewer mains is dependent on the existing soil conditions and may vary due to those existing soil conditions. The existing City of Port St. Lucie wastewater transmission system consists of an existing force main on Glades Cutoff Rd. No new lift stations shall be constructed with this development and all sanitary sewer is to flow to the existing lift station located at Pod 5.

(B) Proposed Water Distribution System:

The proposed Wylder Commercial Development is located within the City of Port St. Lucie Water and Sewer Service Area. The proposed water distribution system for Wylder Commercial Development will consist of a large water main extension along Midway Road that runs along the northern property boundary and under I-95 and at Glades Cutoff along the eastern property boundary.

The proposed water mains will be connected to the existing City of Port St. Lucie potable water system. The existing City of Port St. Lucie potable water system consists of large water mains on Midway Road and Glades Cutoff. The proposed water main connections for the site will include multiple water connections on all sides of the project and these water mains will be extended along all other roadways within the project.

Reclaimed water line shall be provided with the construction of Wylder Parkway to service all development pods. The Utility Services Department may require the reservation of reuse water to be at least equal to the amount of wastewater treatment capacity reserved.

SECTION 7: NATURAL RESOURCES STATEMENT

The two parcels which make up Wylder Commercial PUD total 72.88 acres and consist of Fallow Crop Land recently used for the winter vegetables farming operation, as well as wooded Disturbed Lands. The Fallow Crop Land, which is located at the western and eastern ends of the Commercial PUD parcels, currently consist of ruderal grasses and weeds such as guinea grass, cogon grass, frogfruit and open sand. The ditches and canals within these areas contain open water, cattails, water lettuce and water hyacinth. The Disturbed Lands occur along ditch banks and include wooded areas flanking Wylder Parkway to the east and west. While these areas contain native trees such as slash pines, laurel oaks, and cabbage palms, native understory and groundcover plants are sparse and scattered. Non-native invasive species are also present, in particular Brazilian pepper. There are no jurisdictional wetlands within the Wylder Commercial PUD parcels.

The types of land covers found within this portion of the LTC Ranch DRI/Wylder project site provide potential foraging and nesting habitat for a variety of state and federally listed wildlife species. In particular, the on-site water resources (ditches and canals) could provide habitat for various listed species, including a myriad of wading birds such as wood stork, roseate spoonbill, sandhill cranes, various ibis and herons. Protected avian species routinely observed foraging on-site over the past several years include sandhill cranes (state threatened species/no federal listing), and little blue heron (state threatened/no federal listing). Surveys for nesting wading birds within the limits of the Wylder Commercial PUD project site will be conducted accordingly.

Upland areas and ditch banks may serve as potential burrowing and foraging habitat for the state threatened gopher tortoise. Therefore, a systematic gopher tortoise burrow survey covering all upland areas within the Wylder Commercial PUD parcels will be conducted. Should potentially occupied burrows of this species be discovered during the survey event, a relocation permit from the Florida Fish & Wildlife Conservation Commission will be necessary.

SECTION 8: TRAFFIC STATEMENT

O'Rourke Engineering and Planning prepared the traffic statement for the Wylder Commercial Planned Unit Development application which includes Tracts A & B, included in the LTC Ranch DRI. The overall development has traffic concurrency approval. Tracts A, B, & C consist of a maximum 725,000 square foot of retail commercial uses. For the purposes of this submittal, Tracts A & B account for approximately 91 percent of the total commercial development, the total trips derived from this estimate are being shown. Exhibit 7 illustrates the location of Tracts A & B within the development. The purpose of this statement is to identify the trips associated with these tracts to determine where the project is in terms of trips relative to the total trips allowed within the development west side per DO condition #17h of Resolution 23-R97.

EXHIBIT 6

LEGAL DESCRIPTION

LEGAL DESCRIPTION:

Tracts "A":

LTC RANCH WEST (PB 83-17) TRACT A (25.51 AC - 1,111,216 SF)

CONTAINING 25.51 ACRES MORE OR LESS.

Tracts "B":

LTC RANCH WEST (PB 83-17) TRACT B (47.37 AC - 2,063,437 SF)

CONTAINING 47.37 ACRES MORE OR LESS.

EXHIBIT 7

CONCEPTUAL PLAN

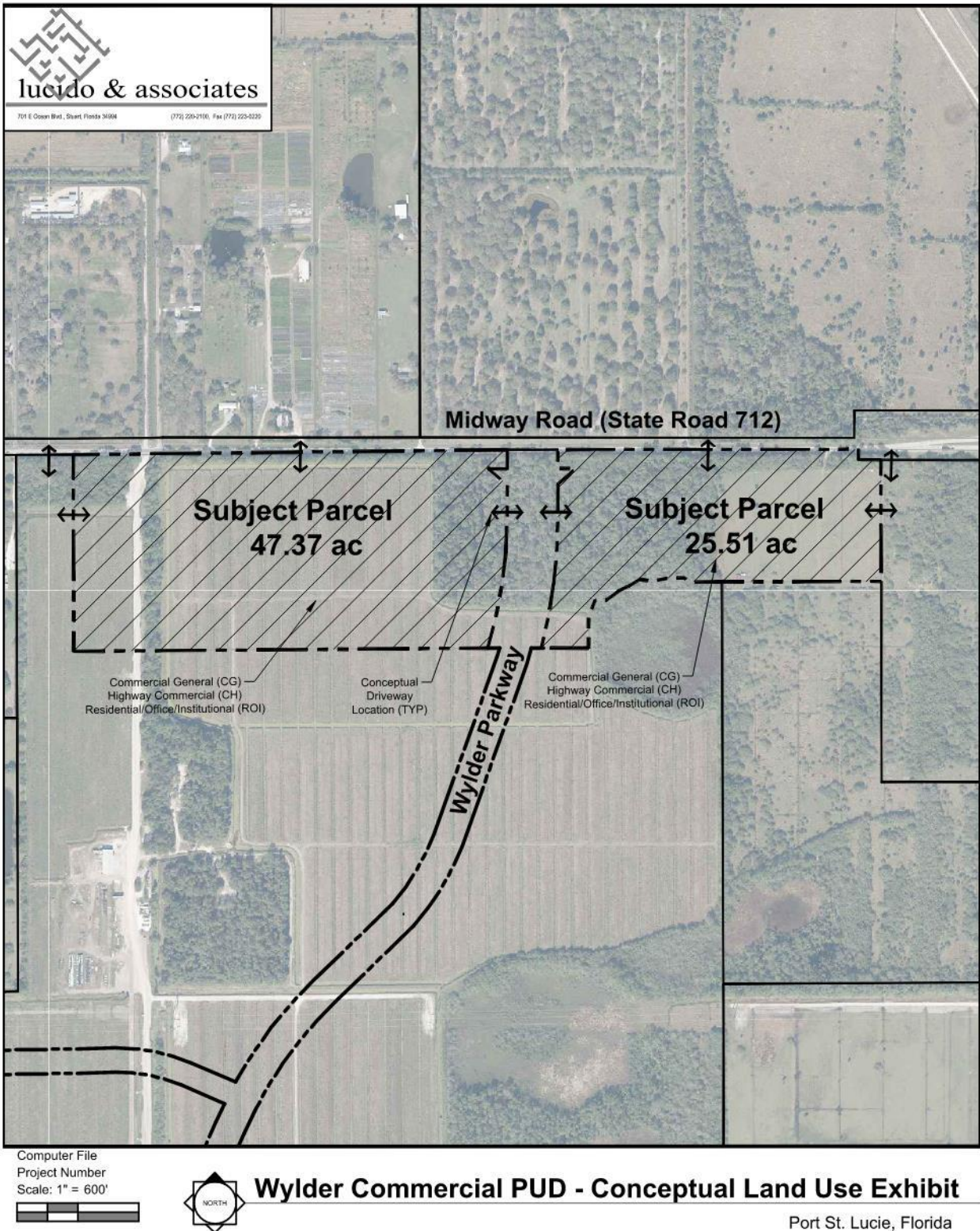


EXHIBIT 8

DEVELOPMENT PROGRAM

Development program shall consist of various Commerical and Residential/Office/Insituional uses.

Development Area

A program intended to provide a mixture of commercial, residential, office, and instutional components with access points from Midway Road and Wylder Parkway. The parcels shall provide non-residential uses and sevicees to support the surrounding residential communities. The total number of multi-family dwelling units shall not exceed 350 dwelling units or 11 dwelling units per acre.

Land Uses included within this PUD and approximate areas:

CG/CH/ROI	72.88 ac	100%
MAX NON-RESIDENTIAL	665,000 sf	TBD
MAX MULTI-FAMILY RESIDENTIAL DU'S	350 du's	TBD

TOTAL

72.88 acres

100%

EXHIBIT 9

STATEMENT OF UNIFIED CONTROL AND BINDING PUD AGREEMENT

The property as described in the application package, is owned by, and under the unified control of, the undersigned, Wylder Commercial LLC, a Delaware limited liability company ("DR"), pursuant to the Special Warranty Deed recorded in Official Records Book 5201, Page 2088, a copy of which is attached to this application. Wylder Commercial LLC shall proceed with the proposed development according to the provisions of the City of Port St. Lucie zoning regulations and any conditions as may be attached to the rezoning of the land to PUD; provide agreements, contracts, deed restrictions, and sureties acceptable to the City for completion of the development according to the plans approved at the time of rezoning to PUD, and for continuing operation and maintenance of those areas, functions, and facilities as are not to be provided, operated, or maintained at public expense; and bind all successors in title to any commitments made under this agreement.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this ____ day of _____, 2024.

Wylder Commercial, LLC,
a Delaware limited liability company

By: _____
Austin Burr

(CORPORATE SEAL)

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of (check one) ☐ physical presence or ☐ online notarization, this ____ day of _____, 2024, by Austin Burr, as Wylder Commercial, LLC, a Delaware limited liability company. Said person (check one) ☐ is personally known to me, ☐ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or ☐ produced other identification, to wit: _____.

[Affix Notary Seal]

Print Name: _____
Notary Public, State of _____
Commission No.: _____
My Commission Expires: _____

EXHIBIT 10

MULTIFAMILY RESIDENTIAL NOT TO SCALE

