

# Exhibit A

*Presented to:*  
*City of Port St. Lucie Planning and Zoning Department*  
*121 SW Port St. Lucie Blvd.*  
*Port St. Lucie, Florida 34984*

## **REZONING AND MASTER PLANNED UNIT DEVELOPMENT**

### **WILSON GROVES – PARCEL A**

Revised ~~March 12, 2025~~ April 8, 2026

City of Port St. Lucie Project No.: ~~P25-048~~ P25-178

PSLUSD #11-681-A

|                     | Approval Date  | PSL Project No: | Ord No:         |
|---------------------|----------------|-----------------|-----------------|
| Original Base       | April 8, 2024  | P21-148         | Ordinance 24-13 |
| Amendment #1        | March 14, 2025 | P25-048         | N/A             |
| <u>Amendment #2</u> | <u>TBD</u>     | P25-178         | <u>TBD</u>      |

*Prepared by:*  
Cotleur & Hearing  
1934 Commerce Lane, Suite 1  
Jupiter, FL 33458  
Ph. 561-747-6336

# **EXHIBIT 1**

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**EXHIBIT 2**  
**LIST OF PROJECT PROFESSIONALS**

|                     |                                                                                                                                                                                                                                |
|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LANDOWNER:          | SUNDANCE PSL I, LLC<br>Alexander Akel, Manager<br>7111 Fairway Drive, Suite 210<br>Palm Beach Gardens, FL 33418<br>T: (561) 359-3049<br><a href="mailto:alex@akelhomes.com">alex@akelhomes.com</a>                             |
| DEVELOPER:          | SUNDANCE PSL I, LLC-<br>Alexander Akel, Manager<br>7111 Fairway Drive, Suite 210<br>Palm Beach Gardens, FL 33418<br>T: (561) 359-3049<br><a href="mailto:alex@akelhomes.com">alex@akelhomes.com</a>                            |
| PLANNER/CONSULTANT: | COTLEUR & HEARING<br>George Missimer, Partner<br>1934 Commerce Lane, Suite 1<br>Jupiter, FL 33458<br>T : (561) 406-1012<br>F: (561) 747-1377<br><a href="mailto:Gmissimer@coteur-hearing.com">Gmissimer@coteur-hearing.com</a> |
| LEGAL COUNSEL:      | LEWIS LONGMAN WALKER<br>Tara W. Duhy, Executive Shareholder<br>360 South Rosemary Avenue, Suite 1100<br>West Palm Beach, FL 33401<br>T: (561) 640-0820<br><a href="mailto:tduhy@llw-law.com">tduhy@llw-law.com</a>             |

## **EXHIBIT 3**

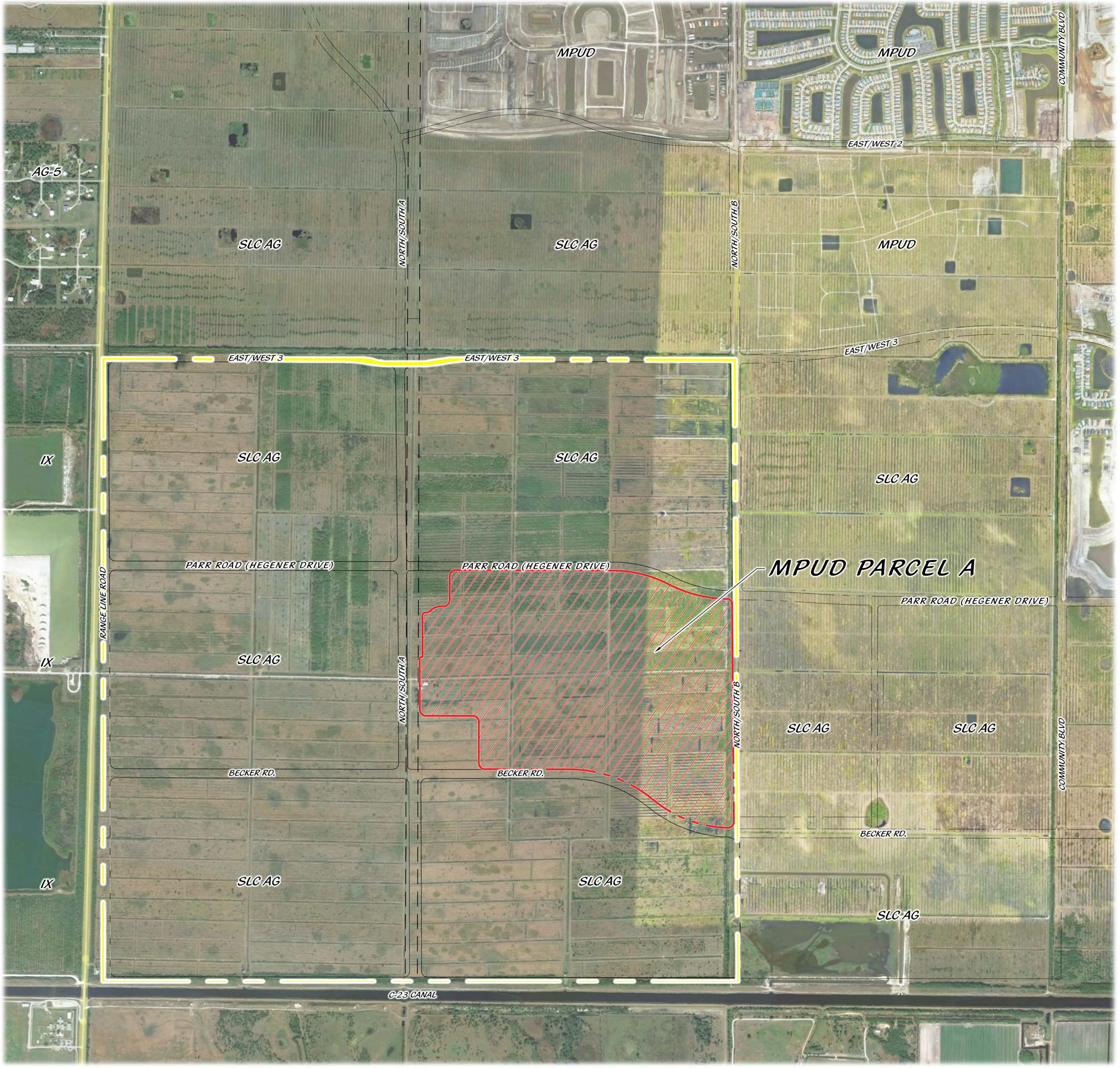
### **INTRODUCTION**

The comprehensive area of the Parcel A MPUD for Wilson Groves (a/k/a Sundance MPUD) is 390.3748 acres included as part of the Wilson Groves Development of Regional Impact (Wilson Groves DRI). The Parcel A MPUD is a proposed residential development within Wilson Groves that is generally located north of Becker Road and west of North/South B (N/S B) Road. The sole land use sub-district included within this Parcel A MPUD is residential.

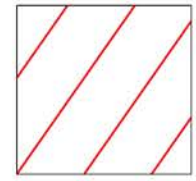
The Wilson Groves Parcel A MPUD will consist of approximately 390 acres of residential land use. The residential area may consist of neighborhoods of housing, Recreation Center, schools, parks, places of worship and civic facilities essential to the daily life of the residents. This Parcel A MPUD is set to ensure the development has consistent standards and regulations to meet the developer's needs and City's expectations. The area will be supplied with water and wastewater service by the City of Port St. Lucie Utility Systems Department (PSLUSD) and will comply with all applicable City Ordinances, Policies, Specifications, and Regulatory Agencies governing such service. The primary access point will come from Becker Road, the secondary access point will come from North/South A road, and the designated EMS-only access point will come from N/S B.

**EXHIBIT 4**  
**SITE LOCATION MAP**

**(See next page)**

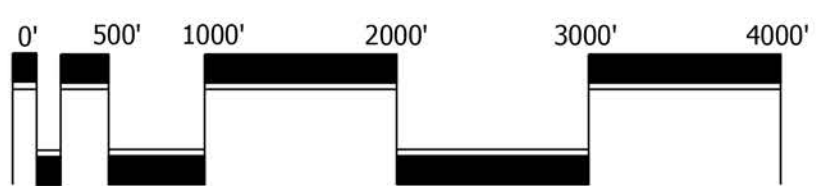


LEGEND



MPUD PARCEL A

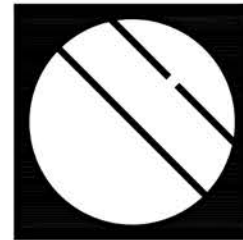
PSL PROJ# P25-178  
PSLUSD# 11-681-00  
~~PSL# P21-148~~  
**EXISTING  
ZONING MAP**



Scale: 1" = 500'



North



**Cotleur & Hearing**

Landscape Architects  
Land Planners  
Environmental Consultants  
1934 Commerce Lane  
Suite 1  
Jupiter, Florida 33458  
561.747.6336 · Fax 747.1377  
www.cotleurhearing.com  
Lic# LC-C000239

**MPUD PARCEL A**

Port St. Lucie, Florida

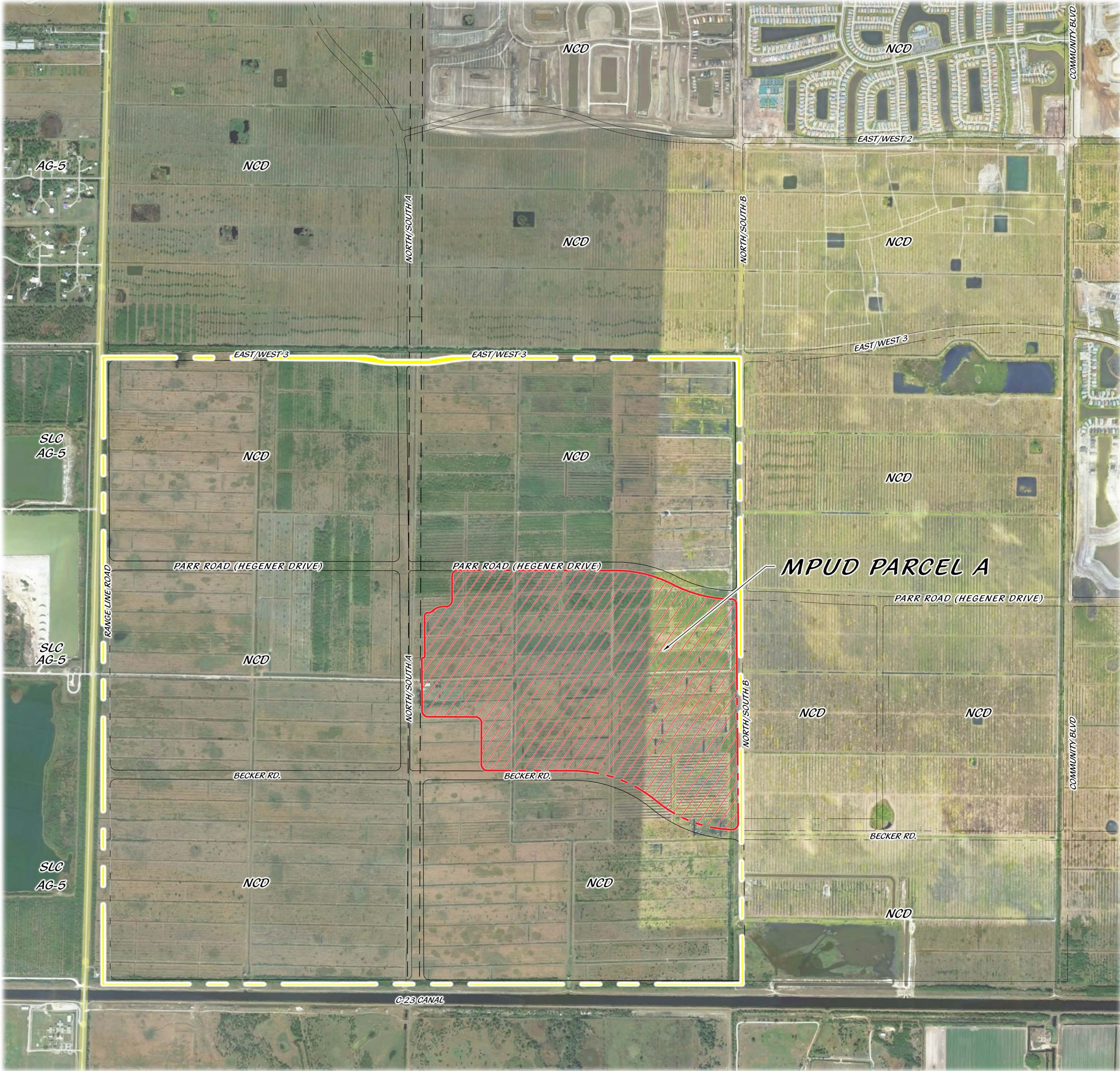
|            |          |
|------------|----------|
| DESIGNED   | DTS      |
| DRAWN      | PRP      |
| APPROVED   | DTS      |
| JOB NUMBER | 20-0518  |
| DATE       | 12-22-23 |
| REVISIONS  |          |

Drawing: 20-0518\_PUD MASTER PLAN\_12-18-23.DWG

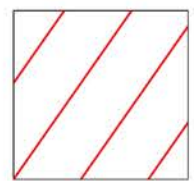
SHEET 1 OF 1

© COTLEUR & HEARING, INC.  
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

**EXHIBIT 5**  
**FUTURE LAND USE CONTEXT MAP**  
**(See next page)**

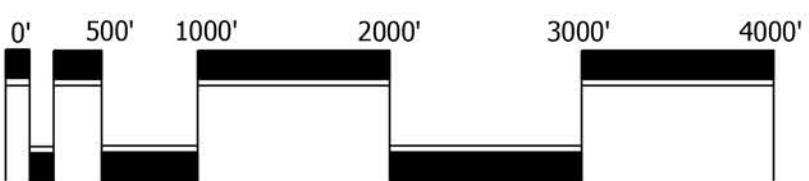


LEGEND



MPUD PARCEL A

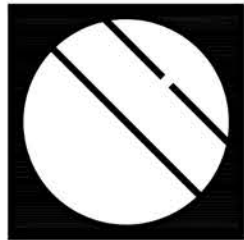
PSL PROJ# P25-178  
PSLUSD# 11-681-00  
~~PSL# P21-148~~  
**EXISTING FUTURE  
LAND USE MAP**



Scale: 1" = 500'



North



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Lic# LC-C000239

**MPUD PARCEL A**

Port St. Lucie, Florida

|            |          |
|------------|----------|
| DESIGNED   | DTS      |
| DRAWN      | PRP      |
| APPROVED   | DTS      |
| JOB NUMBER | 20-0518  |
| DATE       | 12-22-23 |
| REVISIONS  |          |

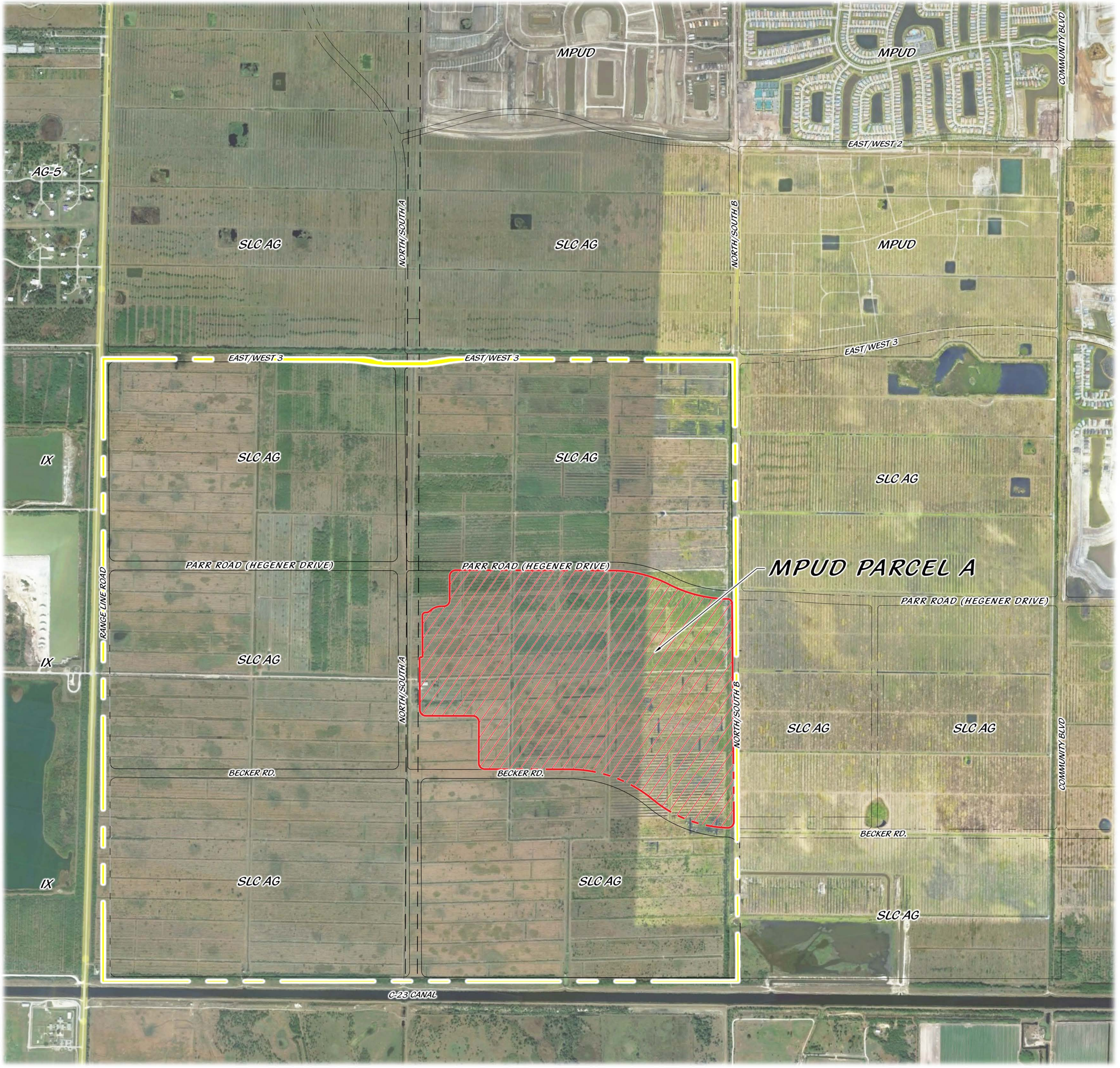
Drawing: 20-0518\_PUD MASTER PLAN\_12-18-23.DWG

SHEET 1 OF 1

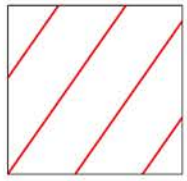
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These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

**EXHIBIT 6**  
**ZONING CONTEXT MAP**

**(See next page)**

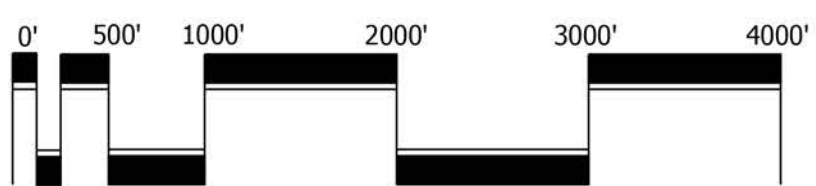


LEGEND



MPUD PARCEL A

PSL PROJ# P25-178  
PSLUSD# 11-681-00  
PSL# P21-148  
**EXISTING  
ZONING MAP**



Scale: 1" = 500'



North



**Cotleur & Hearing**

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Lic# LC-C000239

**MPUD PARCEL A**

Port St. Lucie, Florida

|            |          |
|------------|----------|
| DESIGNED   | DTS      |
| DRAWN      | PRP      |
| APPROVED   | DTS      |
| JOB NUMBER | 20-0518  |
| DATE       | 12-22-23 |
| REVISIONS  |          |

Drawing: 20-0518\_PUD MASTER PLAN\_12-18-23.DWG

SHEET 1 OF 1

© COTLEUR & HEARING, INC.  
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

**EXHIBIT 7**  
**MPUD REZONING APPLICATION**

**(See next page)**

**PUD AMENDMENT APPLICATION**

**CITY OF PORT ST. LUCIE**

Planning & Zoning Department  
121 SW Port St. Lucie Boulevard  
Port St. Lucie, Florida 34984  
(772) 871-5213

**FOR OFFICE USE ONLY**

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

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:** Gmissimer@coteleur-hearing.com

**PROPERTY OWNER:** Sundance PSL I LLC

Name: Alex Akel  
Address: 7111 Fairway Drive, Suite 210, Palm Beach Gardens, FL 33418  
Telephone No. 561-359-3050 Email Alex@akelhomes.com

**AGENT OF OWNER** (if any)

Name: George Missimer  
Address: 1934 Commerce Lane, Suite 1, Jupiter, Florida 33458  
Telephone No. 561-406-1008 Email Gmissimer@coteleur-hearing.com

**PROPERTY INFORMATION**

Legal Description: Please see attached Legal Description.  
(Include Plat Book and Page)

Parcel I.D. Number: 4329-501-0020-000-6

Current Zoning: PUD Proposed Zoning: PUD

Future Land Use Designation: NCD Acreage of Property: 390.3748

Reason for amendment request: The reason for the minor MPUD amendment request is to allow for a deviation from the City's Design Standards and approve the 12" roof overhang for all residential structures - see page 25.

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 strike through.

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.

George Missimer  
Signature of Owner

George Missimer  
Hand Print Name

3/6/2025  
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.

**PUD AMENDMENT APPLICATION**

**CITY OF PORT ST. LUCIE**

Planning & Zoning Department  
121 SW Port St. Lucie Boulevard  
Port St. Lucie, Florida 34984  
(772) 871-5213

**FOR OFFICE USE ONLY**

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

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:** Gmissimer@coteleur-hearing.com

**PROPERTY OWNER:** Sundance PSL I LLC

Name: Alex Akel

Address: 7111 Fairway Drive, Suite 210, Palm Beach Gardens, FL 33418

Telephone No. 561-359-3050 Email Alex@akelhomes.com

**AGENT OF OWNER** (if any)

Name: George Missimer

Address: 1934 Commerce Lane, Suite 1, Jupiter, Florida 33458

Telephone No. 561-406-1027 Email Gmissimer@coteleur-hearing.com

**PROPERTY INFORMATION**

Legal Description: Please see attached Legal Description  
(Include Plat Book and Page)

Parcel I.D. Number: 4329-501-0020-000-6

Current Zoning: PUD Proposed Zoning: PUD

Future Land Use Designation: NCD Acreage of Property: 390.3748

Reason for amendment request: Please refer to the attached Cover Letter.

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~~.

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.

George missimer  
Signature of Owner

George Missimer  
Hand Print Name

10/10/2025  
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.

**EXHIBIT 8**  
**AUTHORIZATION LETTER**

**(See next page)**



February 1, 2024

City of Port St. Lucie  
Planning & Zoning Department  
121 SW Port St. Lucie Boulevard  
Port St. Lucie, FL 34984

RE: LETTER OF AUTHORIZATION

To Whom It May Concern:

Please allow this letter to serve as authorization for Cotleur & Hearing and its staff to act as agents for the area owned by ACR Acquisition, LLC in the Wilson Grove project, located at the intersection on North East Becker Road and Range Line Road in the Western Annexation Area of the City of Port St. Lucie, Florida, for the purposes of obtaining approvals and permits from state and local government agencies regarding Development Order Amendment, MPUD, Comprehensive Plan, and other similarly related applications.

AUTHORIZED SIGNATORY FOR ACR ACQUISITION, LLC

Alexander Akel

PRINTED NAME

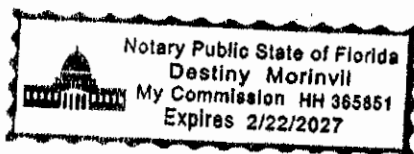
NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF Palm Beach

The foregoing instrument was acknowledge before me by means of ☒ physical presence or ☐ online notarization this 1<sup>st</sup> day of February, 2024 by Alexander Akel who is personally known to me or has produced \_\_\_\_\_ as identification.

[NOTARIAL  
SEAL]



NOTARY PUBLIC, State of Florida

## **EXHIBIT 9**

### **MPUD APPLICATION CHECKLIST**

1. Letter of Unified Control of the entire area within the MPUD is enclosed as Exhibit 10.
2. Wilson Groves – Parcel A is to be an MPUD approved residential community consisting of 1,180 residential units for a density of approximately 3.0 dwelling units per acre.
3. The Conceptual Plan for Wilson Groves Parcel A MPUD is attached as Exhibit 16A for this submittal package.
4. Please see Exhibit 11 for the General Standards established for this Master Planned Unit Development. Development uses and standards are shown in Exhibit 13.



# CONCEPT PLAN SUFFICIENCY CHECKLIST Revised September, 2011

Project Name: Wilson Groves Parcel A MPUD

Project Number: P21-148 New Submittal \_\_\_\_\_ or Resubmittal ✓ (Check One)

Applicant should submit the concept plan package to Planning & Zoning Department with all items listed below to initiate the review process. Other drawings or information may be required, if deemed necessary, upon review of the submittal for the Site Plan Review Committee Meeting.

The Applicant should complete the Project Information, Applicant Checklist and Applicant Certification. Use the following to complete the checklist: ✓ = *Provided* X = *Incomplete or Missing* NA = *Not Applicable*

| Applicant Checklist | Description of Item Provided                                                                                 | Sufficient |      |         |
|---------------------|--------------------------------------------------------------------------------------------------------------|------------|------|---------|
|                     |                                                                                                              | P&Z        | Eng. | Utility |
|                     | <b>Sufficiency Checklist:</b> One original completed and signed by applicant.                                |            |      |         |
|                     | <b>Cover Letter:</b> Sixteen copies of a typed letter explaining the purpose and history of the application. |            |      |         |
|                     | <b>Written Response to Comments:</b> Sixteen copies. For resubmittals only.                                  |            |      |         |
|                     | <b>Completed Application:</b> Sixteen copies. Use black ink or type to fill out completely and legibly.      |            |      |         |
|                     | <b>Owner's Authorization:</b> Sixteen copies of authorization on Owner's letterhead.                         |            |      |         |
|                     | <b>Application Fees:</b> Refer to each department's fee schedule.                                            |            |      |         |
|                     | <b>Proof of Ownership:</b>                                                                                   |            |      |         |
|                     | Three copies of the recorded deed(s) for each parcel with the exact same name for each parcel or...          |            |      |         |
|                     | ...Unity of Title                                                                                            |            |      |         |
|                     | <b>PUD/MPUD Document and Concept Plan</b> (Sections 158.170 – 158.175 of the Zoning Code):                   |            |      |         |
|                     | Sixteen sets of 11" x 17" concept plans                                                                      |            |      |         |
|                     | Show traffic access points                                                                                   |            |      |         |
|                     | Show drainage discharge locations                                                                            |            |      |         |
|                     | Show proposed water and sewer connection points                                                              |            |      |         |
|                     | Evidence of unified control and binding PUD agreement                                                        |            |      |         |
|                     | Density statement                                                                                            |            |      |         |
|                     | Proposed zoning district regulations                                                                         |            |      |         |
|                     | <b>LMD Rezoning and Concept Plan</b> (Section 158.155(M) of the Zoning Code):                                |            |      |         |
|                     | Sixteen sets of 11" x 17" concept plans                                                                      |            |      |         |
|                     | Show traffic access points                                                                                   |            |      |         |
|                     | Show drainage discharge locations                                                                            |            |      |         |
|                     | Show proposed water and sewer connection points                                                              |            |      |         |
|                     | Evidence of unified control and development agreement                                                        |            |      |         |
|                     | Preliminary building elevations                                                                              |            |      |         |
|                     | Landscape Plan                                                                                               |            |      |         |
|                     | <b>SEU Concept Plan:</b>                                                                                     |            |      |         |
|                     | Sixteen sets of 11" x 17" plans – either approved site plan or proposed concept plan                         |            |      |         |



CONCEPT PLAN SUFFICIENCY CHECKLIST  
Revised September, 2011

Project Name: Wilson Groves Parcel A MPUD

Project Number: P 21-148 New Submittal \_\_\_\_\_ or Resubmittal X (Check One)

Applicant Certification

I, George Missimer (Print or type name), do hereby certify that the information checked above has been provided to the City of Port St Lucie for the subject project. I understand that the checklist is used to determine if the submittal is complete so that the project can be added to the Site Plan Review Agenda. I further understand that review of the submittal contents will not be made at this time and that a sufficient submittal does not exempt a project from being tabled or denied at the Site Plan Review Committee.

[Signature]

(Signature of Applicant)

3-14-25

(Date)

Planning and Zoning Department Representative

I, \_\_\_\_\_ (Print name), as a representative of the Planning and Zoning Department, find that this submittal is **Sufficient** / **Non-Sufficient** based upon my review on \_\_\_\_\_ (date).  
Additional Comments:

\_\_\_\_\_  
(Signature of Planning and Zoning Department Representative)

\_\_\_\_\_  
(Date)

Engineering Department Representative

I, \_\_\_\_\_ (Clearly print or type name), as a representative of the Engineering Department, find that this submittal is **Sufficient** / **Non-Sufficient** based upon my review on \_\_\_\_\_ (date).  
Additional Comments:

\_\_\_\_\_  
(Signature of Engineering Department Representative)

\_\_\_\_\_  
(Date)

Utilities System Department

I, \_\_\_\_\_ (Clearly print or type name), as a representative of the Utilities System Department, find that this submittal is **Sufficient** / **Non-Sufficient** based upon my review on \_\_\_\_\_ (date).  
Additional Comments:

\_\_\_\_\_  
(Signature of Utility System Department Representative)

\_\_\_\_\_  
(Date)

**EXHIBIT 10**  
**LETTER OF UNIFIED CONTROL**  
**(See next page)**

March 12, 2025

Teresa Lamar-Sarno  
Deputy City Manager  
Planning & Zoning  
City of Port St. Lucie  
772-873-6379

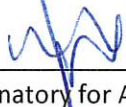
RE: Wilson Groves MRUD  
City of Port St. Lucie

Dear Ms. Lamar-Sarno:

This letter is submitted as our Letter of Unified Control in compliance with the City of Port St. Lucie Zoning Requirements. Sundance PSL I, LLC is the owner of record of the subject property. Please feel free to contact this office if you have any questions.

Sincerely,

By: Sundance PSL I, LLC.



\_\_\_\_\_  
Authorized Signatory for ACR Acquisition, LLC



\_\_\_\_\_  
Printed Name

**City of Port St. Lucie**  
121 SW Port St.  
Lucie Blvd. Port St.  
Lucie, FL 34984

**STATEMENT OF UNIFIED CONTROL**

---

**Project Name(s):** P25-178 – Wilson Groves Parcel A MPUD Amendment

The property described on Exhibit “14” of the application package for the Wilson Groves Parcel A MPUD (the “Property”) is under unified control due to all property owners being subject to the Declaration of Community Covenants for Sundance Master Property Owners Association, Inc., recorded in Book 5302, Page 1823 of the Public Records of St. Lucie County, Florida. All property owners are subject to the regulations contained in the Wilson Groves Parcel A MPUD conceptual plan and Development Uses and Standards, and any subsequent amendments, including the Binding P.U.D Agreement, Exhibit 15 of the Wilson Groves Parcel A PUD Rezoning, executed in 2024.

**[SIGNATURES TO FOLLOW]**

Sundance PSL I, LLC

Axe

Signature

Manager

Title

11-18-25

Date

Alexander Akel

Print Name

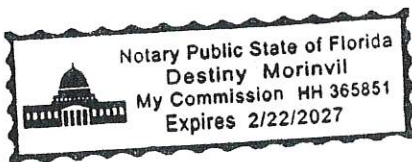
STATE OF FLORIDA  
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me **by means of** ☒ **physical presence** or ☐ **online notarization**, this 18<sup>th</sup> day of Nov, 2025, by Alex Akel, who is personally known to me.

[Signature]

Signature of Notary Public

NOTARY SEAL/STAMP



Destiny Morinvil

Print Name of Notary Public

Notary Public, State of Florida

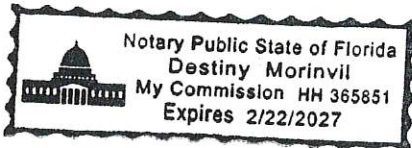
My Commission expires 02/22/2027

|                                                                                   |         |          |
|-----------------------------------------------------------------------------------|---------|----------|
|  | Manager | 11-18-25 |
| Signature                                                                         | Title   | Date     |

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

Signature of Notary Public

Destiny Morinval  
Print Name of Notary Public  
Notary Public, State of Florida  
My Commission expires 02/22/2027



# **EXHIBIT 11**

## **GENERAL STANDARDS FOR DISTRICT ESTABLISHMENT**

### **Pursuant to Section 158.172:**

**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 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 600th dwelling unit of the Parcel A MPUD. The contracts shall be let for the second full access point prior to the issuance of the 600th residential building permit. The 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 removal of the other emergency accesses along N/S A or Farm Road A. EMS access shall be 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.

## **EXHIBIT 12**

### **SITE INFORMATION**

#### **(A) TOTAL ACREAGE:**

Development areas included within this MPUD:

- Residential 390.3748 acres

See graphic Exhibit 16A for MPUD Conceptual Plan. Individual detail plans will be provided for each sub-element as it is finalized.

#### **(B) MODEL AREA**

The proposed location of model/sales areas shall be determined as individual sub-elements are developed and approved through the plan review process and require approval of the Site Plan Review Committee.

They shall be utilized as a model and sales area in an orderly and organized manner. These shall remain in effect until such time that it is practical to offer these home sites for purchase. The model and sales area may be utilized to sell other residential MPUDs approved within the Wilson Groves DRI; therefore, there shall be no limitation of the maximum duration of time the model and sales area may be utilized for a sales and model area of the Wilson Groves DRI. The primary access point off Becker Road to the Parcel A MPUD community shall also serve as the model row access for the Parcel A MPUD. This primary access shall remain in its constructed location even if model row is no longer used as a sales and model area. Fences may be located in private road rights of ways, lake maintenance easements, and cross property line for the model home areas. Site plan approval is required, and a bond shall be posted with the City ensuring its removal when the models revert to private residences.

Bonding for model homes will include removal of the parking area, sidewalks, street trees, streetlights, and fences (if necessary and/or appropriate), and any other work, including the final lift of asphalt that is required to restore the public areas to their ultimate use.

#### **(C) PEDESTRIAN WAYS:**

The major system of pedestrian movement will consist of sidewalks adjacent to the streets with connections to the neighborhoods. The minor systems will be developed within the neighborhoods as development occurs consistent with Section 158.189(E)(2), City of Port St. Lucie Code of Ordinances.

Each proposed private roadway shall provide sidewalks consistent with Exhibits 18A and 18B. Exhibit 18A provides a typical 50-foot right-of-way section with one sidewalk on one side of the street. Exhibit 18B provides a typical 80-foot right-of-way section that depicts two sidewalks (one on each side of the street).

## **EXHIBIT 13**

### **DEVELOPMENT USES AND STANDARDS**

#### **SECTION 1 – RESIDENTIAL AREA**

(A) Permitted Principal Uses and Structures: Neighborhoods within the Residential area may include the following principal uses and structures.

1. Single-family dwelling (detached).
2. Villa dwelling. A villa dwelling is defined as two single-family residential units sharing a common wall along a common property line.
3. Townhouse dwelling. A townhouse dwelling is defined as a narrow, single-family dwelling unit which normally occupies the entire width of its lot, having its open yard space to the front and rear, and which is attached on one or both sides to a similar unit or units, all of which are located on individually platted lots as part of a subdivided group development.
4. 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 wildlife, hiking and/or bicycle trails; golf cart pathways; nature study areas and boardwalks; and picnic areas).
5. Temporary sales trailers, temporary sales & design buildings, and model home centers located upon the parcels for which sales activities are to be conducted. Temporary sales trailers, and sales & design buildings shall comply with all applicable Florida Building Code standards and City code. Model home centers shall comply with all development standards and criteria outlined in this MPUD. Temporary sales & design centers are allowed to be located upon and cross multiple lot lines and shall be subject to a demolition permit.
6. Temporary construction trailers to be reviewed or renewed every six (6) months. Temporary construction trailers shall be approved by the Public Works Department via a site exhibit and are not required to meet the development standards table in this exhibit.
7. Homes for use as construction offices. Homes for use as construction offices shall meet all development standards and criteria within this MPUD, and paved parking shall be provided if more than two (2) driveway spaces are required.

8. Temporary and permanent mail kiosks/cluster mailbox areas for mail delivery with paved parking lots.
9. Community gardens for vegetable and related food production, inclusive of community greenhouses, farm related storage buildings and structures, community social facility, and ancillary parking areas.
10. Recreational accessory uses and clubhouse shall be constructed and may include incidental retail uses such as cafeterias, gift and variety shops, soda bars, and similar use activities conducted solely for the convenience of patrons, members, residents and their guests, and visitors. Any designated recreation area may include a permanent mail kiosks/cluster mailbox area for mail delivery.
11. Guardhouse/gatehouse, gates and associated structural elements.

(B) Accessory Uses: As set forth within Section 2 herein.

(C) Minimum Lot Requirements:

1. Single-family dwelling: Three thousand one hundred fifty (3,150) square feet and width of thirty-five (35) feet.
2. Villa dwelling: One thousand eight hundred (1,800) square feet and width of twenty (20) feet.
3. Townhouse dwelling: One thousand four hundred forty (1,440) square feet and a width of sixteen (16) feet.

(D) Maximum Building Coverage:

1. Single-family: Sixty (60) percent provided that the maximum impervious surface does not exceed eighty (80) percent.
2. Villa dwellings: Sixty (60) percent provided that the maximum impervious surface does not exceed eighty (80) percent.
3. Townhouse dwellings: Sixty (60) percent provided that the maximum impervious surface does not exceed eighty (80) percent.
4. All other uses: Eighty (80) percent.

(E) Minimum Open Space: Thirty (30) percent shall be provided in the overall residential area. Within open space areas include a minimum of five (5) percent useable open space in the form of squares, greens, parks, and recreation areas. Lake areas intended for recreational

use and/or stormwater management shall be counted toward open space requirements.

(F) 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.

(G) Minimum Living Area:

1. Single-family dwelling: One thousand two hundred (1,200) square feet.
2. Villa dwelling: One thousand (1,000) square feet.
3. Townhouse dwelling: Studio, six hundred (600) square feet; one (1) bedroom, seven hundred (700) square feet; two bedroom, eight hundred (800) square feet; and three (3) bedroom, nine hundred (900) square feet.

(H) Minimum Roof Overhang: The minimum building roof overhang for all residential structures shall be 12 inches with a minimum fascia depth of 6 inches.

(I) Reserved

(J) Yard Requirements and Buffering: Minimum setbacks shall be stated below also indicated on Exhibit 17A, 17B, 17C, and Table 1 of the Parcel A MPUD.

1. Single-family dwelling:

Front Yard: Front yard building setback of thirteen (13) feet, side loaded garage setback of thirteen (13) feet, and a front load garage setback of eighteen (18) feet.

Side Yard: Each lot shall have two (2) side yards, each being of a minimum five (5) feet side setback to property line, and the total of which shall result in a separation of ten (10) feet between adjacent buildings. A side setback of ten (10) feet shall be provided adjacent to rights-of-way. A side setback of five (5) feet shall be provided adjacent to open space.

Rear Yard: Each lot shall have a rear yard with a building setback line of ten (10) feet.

2. Villa dwelling:

Front Yard: Front yard building setback of thirteen (13) feet and a front load garage setback of eighteen (18) feet.

Side Yard: Villas (each building containing two dwelling units) shall have a side yard having a minimum distance of five (5) feet to establish the minimum distance separation of ten (10) feet between buildings.

Rear Yard: Each villa shall have a rear yard with a building setback line of ten (10) feet.

3. Townhouse dwelling:

Front Yard: Front yard building setback of thirteen (13) feet and a front load garage setback of eighteen (18) feet.

Side Yard: 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 townhouse or accessory structure related to another group. Townhome units located on the interior (between the end units of each building) of a townhome building shall have a zero (0) foot setback on both sides. A side yard having a minimum depth of fifteen (15) feet shall be provided between the side of any townhouse dwelling and a private or public street or right-of-way.

Rear Yard: Each townhouse dwelling shall have a rear yard with a building setback line of ten (10) feet.

No less than three (3) townhouse dwellings and no more than seven (7) townhouse dwellings shall be contiguous.

4. Permitted uses and structures listed in Sections 1. (A).4, 7, 8, 9, and 10:

Unless otherwise specified within the MPUD, all setback requirements shall be established for each specific use as part of the site plan review process, in accordance with City Code requirements.

5. Buffering:

Unless otherwise specified within the MPUD, buffering shall be provided in accordance with the applicable landscaping requirements of the City Code. Setback requirements shall be twenty-five (25) feet for front yards and from public rights-of-way.

(J) Off-Street Parking and Service Requirements: As set forth in Section 3 hereof.

(K) Access: Gated subdivisions shall provide a minimum distance of one hundred (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 one hundred (100) feet from the gate to the right of way. A turnaround/maneuvering area sufficient to accommodate a box truck will be provided for the secondary resident restricted entrance. If utilities are provided in the areas beyond the gate, PSLUSD may be granted access and/or provided gate codes to have access for maintenance purposes.

- (L) Further Approvals: Concurrent with any subdivision plats, a conceptual plan meeting the criteria set forth herein shall be submitted for review and approval by the City's Site Plan Review Committee. The conceptual plan for the lots subject to plat approval shall include adequate information to determine compliance with the required design standards set forth herein, including but not limited to lot sizes; location of open space and drainage areas; location of collector and local roads; and location of bike, pedestrian, multi-modal paths. A conceptual site plan and phasing plan shall be submitted with each subdivision application for townhomes.
- (M) Dead End Streets / Cul-de-Sac: Dead-end streets terminating in a cul-de-sac shall not exceed one thousand (1,000) feet in length. The length shall be measured from the nearest intersection to the mid-point of the cul-de-sac. There shall be up to two (2) cul-de-sacs within the Parcel A MPUD that may exceed one thousand (1,000) feet in length but shall not be greater than one thousand two hundred (1,200) feet in length. Cul-de-sacs shall comply with all applicable Fire District standards and cul-de-sacs exceeding one thousand (1,000) feet in length shall be in accordance with Section 156.098 of the City of Port St. Lucie Code of Ordinances.
- (N) Building Design Guidelines: The property included in the Parcel A MPUD is subject to the Amended Declaration of Community Covenants for Sundance Master Property Owners Association, Inc., recorded in Official Records Book 5302, Page 1823, of the Public Records of St. Lucie County, Florida (the "Declaration"), and shall continue to be subject to the Declaration. Article VIII of the Declaration creates an Architectural Review Committee (ARC) that is responsible for implementing and upholding the community design standards and guidelines. The City has been provided a copy of the current community design standards and guidelines, which may be amended from time to time. The ARC ensures that all proposed improvements, modifications, and new construction within the community are consistent with the established design vision, aesthetic harmony, and quality standards of the community. Through its review and approval process, the ARC helps preserve the community's character, promote cohesive architectural design, and maintain long-term property values. The ARC, and its community design standards and guidelines, satisfies section 2.1.1(3) of the Citywide Design Standards (CDS) providing that property with an NCD (New Community District) future land use designation may be exempt from the CDS with the adoption of independent design standards. The ARC is responsible for enforcement of its design standards and guidelines.

## **SECTION 2 – ACCESSORY USES & 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 MPUD or land development code 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 unless as otherwise noted for specific uses under Section B as follows: Accessory uses are not considered a part of building coverage standards.

(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. Accessory uses or structures shall be located a minimum of two (2) 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 zero (0) feet. The minimum setback from the side property lines shall be two (2) feet, provided ten (10) feet shall be provided adjacent to a right-of-way.
1. The following accessory uses are allowed in the residential areas:
  - a. Customary yard structures such as communication antennas (excluding commercial transmission towers), children's playground equipment, and other similar equipment.
  - b. Driveways serving the residential units. The separation from edge of driveways to the sanitary/water services shall be in conformance with Utility Department standards. The permitted driveway widths for each unit type are outlined in Section 3. (A).1-3.
  - c. Swimming pools and related decks, patios, and screen enclosures. Maximum size based on allowable setbacks.
  - d. A basketball backboard and goal may be located in that area extending from the front building line and on driveways, provided either fixed or portable and a minimum of two (2) feet off the edge of pavement and not on a collector or arterial road.
  - e. Garden structures, including gazebos, pergolas, separate roofed patios, and well houses.
  - f. Hot tubs, saunas, free standing cabanas and bath houses, and other similar recreational structures.
  - g. Fences or screening walls: Fences or screening walls; meeting the requirements of Section 158.216 (A) and (B) per the City of Port St. Lucie Zoning Code. 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. Chicken wire or barbed wire fences in residential areas are not permitted. Unless otherwise specifically provided for within the MPUD, the above-referenced sections of the City Code regulating fences and/or screening walls which are in effect at the time of MPUD approval shall apply to these regulations pertaining to fences or screening.

- h. Garages. Garages shall conform in appearance, materials, and design to the principal's structure (house). Only one detached garage per lot is permitted.
- i. Solar collection systems, windmills, and other energy devices based on renewable resources.
- j. Outdoor fireplaces, barbeque pits and so-called summer kitchens.
- k. Doghouse with a size not to exceed four (4) feet in height and four (4) feet in depth by six (6) feet wide.
- l. Noncommercial greenhouses.
- m. Dish antennas.
- n. Any other accessory use not listed herein under Section 2. (B).2. of the MPUD that are permitted by Section 158.217 (Accessory Uses and Structures) of the City of Port St. Lucie Zoning Code are allowed in the residential areas.

(C) 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.

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

(E) Home Occupation: A home occupation as defined under and permitted pursuant to Section 158.217(F) of the City of Port St. Lucie Code of Ordinances shall be allowed within residential areas, subject to the provisions of said City Code and regulations.

| Table 1. DEVELOPMENT USES AND STANDARDS                                                                                                                         |               |           |        |                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|-----------|--------|--------------------------|
| DEVELOPMENT STANDARD                                                                                                                                            | SINGLE-FAMILY | TOWNHOMES | VILLAS | MODEL HOMES/SALES OFFICE |
| <b>PRIMARY STRUCTURE</b>                                                                                                                                        |               |           |        |                          |
| Minimum Lot Width                                                                                                                                               | 35'           | 16'       | 20'    | 35'                      |
| Minimum Lot Depth                                                                                                                                               | 90'           | 90'       | 90'    | 90'                      |
| Maximum Building Lot Coverage                                                                                                                                   | 60%           | 60%       | 60%    | 60%                      |
| Maximum Impervious Lot Coverage                                                                                                                                 | 80%           | 80%       | 80%    | 80%                      |
| Minimum Front Setback (To Structure)                                                                                                                            | 13'           | 13'       | 13'    | 13'                      |
| Minimum Front Setback (Front Loaded)                                                                                                                            | 18'           | 18'       | 18'    | 18'                      |
| Minimum Front Setback (Side Loaded)                                                                                                                             | 13'           | -         | -      | 13'                      |
| Minimum Side Setback (Internal Lot)<br>(May be 0' on a zero-lot-line provided that minimum building separation of 15' is maintained between townhome buildings) | -             | 0'/5'     | 0'/5'  | -                        |
| Minimum Side Setback (Side-Entry)                                                                                                                               | -             | 5'        | 5'     | -                        |
| Minimum Side Setback (Front-Entry)                                                                                                                              | 5'            | 5'        | 5'     | 5'                       |
| Minimum Side Setback (Corner Lot)                                                                                                                               | 10'           | 15'       | 10'    | 10'                      |
| *If adjacent to open space tract measuring at least 10'                                                                                                         | 5'            | 5'        | 5'     | 5'                       |
| *If adjacent to ROW tract                                                                                                                                       | 10'           | 15'       | 10'    | 10'                      |
| Minimum Rear Setback (Corner Lot)                                                                                                                               | 10'           | 10'       | 10'    | 10'                      |
| Minimum Rear Setback (Internal Lot)                                                                                                                             | 10'           | 10'       | 10'    | 10'                      |
|                                                                                                                                                                 |               |           |        |                          |
| <b>ACCESSORY STRUCTURES</b>                                                                                                                                     |               |           |        |                          |
| Minimum Rear Setback                                                                                                                                            | 2'            | 2'        | 2'     | 2'                       |
| *If adjacent to open space or common area tract 20' or wider                                                                                                    | 0'            | 0'        | 0'     | 0'                       |
| Minimum Side Setback (Internal Lot)                                                                                                                             | -             | 2'        | 2'     | 2'                       |
| Minimum Side Setback (Corner Lot)                                                                                                                               | 10'           | 10'       | 10'    | 10'                      |

## SECTION 3 – PARKING, PEDESTRIAN, AND GOLF CART 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 shall be counted toward the maximum. The separation from the edge of driveways to the sanitary/water services shall be in conformance with Utility Department standards, as is noted in Exhibits 17A, 17B, and 17C. Dwelling units with attached or detached garages may include garage spaces for purposes of determining parking requirement calculations.

1. Residential Single Family: Two (2) spaces per dwelling unit. Each single-family lot less than 50 feet in width shall provide 1 exterior space (in addition to the 2 spaces per dwelling unit) in the driveway to accommodate guest parking (Section 158.221(C)(8)(b) of the City of Port St. Lucie Land Development Code). The two (2) required parking spaces per single family residential unit shall be provided. The minimum driveway width from the street to the one required enclosed garage space shall be a minimum of ten (10) feet and the maximum driveway width from the street to the garage enclosures shall be thirty (30) feet. For driveways with a two-car garage, the minimum driveway width from the street to the two car garage shall be sixteen (16) feet. There shall be no required minimum width required for the residential driveway providing separate access to a third enclosed garage space.
2. Villa: Two (2) spaces per dwelling unit. Each villa lot shall provide one (1) exterior space (in addition to the 1 garage space) in the driveway to accommodate guest parking. The minimum driveway width from the street to the required enclosed garage spaces shall be a minimum of ten (10) feet for a one car garage, and sixteen (16) feet for a two-car garage.
3. Townhouse dwelling: Two (2) spaces per dwelling unit. Each townhome lot shall provide one (1) interior space (in a garage) in addition to one (1) exterior space. The minimum driveway width from the street to the required enclosed garage spaces shall be a minimum of ten (10) feet for single car garage units and a minimum of sixteen (16) feet for two car garage units.
4. Parks and Recreation & Community Garden/Community Greenhouse
  - 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, in accordance with City Code requirements.

(B) Shared or joint use of parking facilities between and among uses is authorized when:

1. There is a relationship among the land uses utilizing shared parking that will attract drivers or 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.

(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 and be at least five (5) feet wide.

(D) Golf Cart Access:

1. Golf cart and low speed vehicles on private streets within gated communities are not a prohibited use. Any regulation of golf cart use within the gated community is subject to Homeowners Association documentation.

(E) Mass Transit:

1. Two future mass transit stop easements, one proximate to the Becker Road primary project entry and one proximate to the N/S A secondary project entry, will be denoted at time of the applicable final plat for the future possibility of transit stops at these locations. An easement of 10' x 30' will be provided in these locations on the plat denoting same as a future mass transit stop.

## **SECTION 4 – LANDSCAPING**

(A) Plant Materials:

1. For required trees, the species height, spread and minimum clear trunk 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; however, small trees may be planted in groups of two or more as a substitute for a larger tree. Shrub heights shall meet or exceed the minimum specified by the USDA's Grades and Standards for Nursery Stock, current edition.
2. For required trees, the tree species shall be a minimum of twelve (12) feet overall height when planted with a minimum three (3) foot to five (5) foot crown spread

and caliper of at least 2.5 inches, subject to nursery availability, 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 154, 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. A minimum of fifty (50) percent of all required trees shall be native species. A maximum of twenty-five (25) percent of required trees may be substituted with palm trees. This criterion shall not apply to required street trees.

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

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

- a. Lots up to 2,500 sq. ft. shall provide one (1) tree.
- b. Lots up to 5,000 sq. ft. shall provide two (2) trees.
- c. Lots up to 7,500 sq. ft. shall provide three (3) trees.
- d. Lots up to 10,000 sq. ft. shall provide four (4) trees.
- e. For each additional 2,500 sq. ft. of lot area above 10,000 sq. ft., one (1) tree.

(D) Perimeter Landscape Requirements: 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. Landscape buffers adjacent to City rights-of-way will meet the minimum City landscape code.

(E) Street Tree Planting:

1. Fifty (50) foot right of way local streets: street trees shall be provided on both sides of the roadway consistent with City Code of Ordinances Section 156.121 (refer to Exhibit 18A). Due to the separation restrictions from utilities and driveways on differing lot widths, one canopy tree shall be installed per lot, in lieu of City Code of Ordinance Section 156.121. In cases where expanded lot frontage is available, such as at a corner lot, additional trees may be planted at the recommendation of the applicant's landscape architect.

2. Eighty (80) foot right-of-way local streets: street trees shall be provided on both sides of the roadway (refer to Exhibit 18B).
3. Project Entry's: In each of the two project entrances wherein a private right-of-way abuts open space tracts which are directly adjacent to each other, street trees may be planted within the adjacent open space tracts provided equal or greater quantities of street trees is provided Open space tracts shall not exceed seventy five (75) feet from the right-of-way where street trees are permissibly located. For purposes of this section, the project entry shall be defined as that area within the project beginning at the project's connection to the adjacent collector or arterial public roadway to the point of the road that tapers down to the 80' ROW Typical Section as identified in Exhibit 18B.

## **SECTION 5 – WETLANDS**

- (A) The Developer shall comply with all wetland mitigation requirements of the U.S. Army Corps of Engineers and South Florida Water Management District. Any wetland permit issued by the South Florida Water Management District and the U.S. Army Corps of Engineers for all or any portions of the Wilson Groves DRI Property shall satisfy all City rules, regulations, codes, permitting and other requirements pertaining to wetlands and littoral plantings for the portion or portions of the Wilson Groves DRI Property subject to any such permits.

## **EXHIBIT 14**

### **LEGAL DESCRIPTION**

#### WILSON GROVES MPUD – PARCEL A

A PORTION OF ALAN WILSON GROVE PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 50, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF BLOCK 6, TRACT 1, AS SHOWN ON SAID PLAT; THENCE NORTH 00°17'58" WEST ALONG THE WEST LINE OF BLOCK 3, AS SHOWN ON SAID PLAT, A DISTANCE OF 389.69 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 49.49 FEET; THENCE NORTH 00°15'25" WEST, A DISTANCE OF 694.96 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 51.96 FEET AND A CENTRAL ANGLE OF 95°53'04"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 86.96 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 80.00 FEET AND A CENTRAL ANGLE OF 50°22'04"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 70.33 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 280.00 FEET AND A CENTRAL ANGLE OF 44°44'37"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 218.66 FEET; THENCE SOUTH 89°59'48" EAST, A DISTANCE OF 137.26 FEET; THENCE NORTH 00°07'43" EAST, A DISTANCE OF 603.33 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF PAAR ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 4704, PAGE 566 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°52'17" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 2,722.38 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2,056.00 FEET AND A CENTRAL ANGLE OF 27°10'32"; THENCE EASTERLY CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE ALONG THE ARC A DISTANCE OF 975.17 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 2,206.00 FEET AND A CENTRAL ANGLE OF 27°20'32"; THENCE EASTERLY CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE ALONG THE ARC, A DISTANCE OF 1,052.73 FEET; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 45°15'27" EAST, A DISTANCE OF 63.50 FEET; THENCE SOUTH 00°28'37" EAST ALONG A LINE 75.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID PLAT, A DISTANCE OF 1,126.98 FEET; THENCE SOUTH 00°28'07" EAST CONTINUING ALONG SAID PARALLEL LINE, A DISTANCE OF 2,611.01 FEET; THENCE SOUTH 44°48'41" WEST, A DISTANCE OF 63.18 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF BECKER ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 4704, PAGE 661 OF SAID PUBLIC RECORDS AND TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 00°05'29" EAST, A RADIAL DISTANCE OF 2,056.00 FEET; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 39°31'35", A DISTANCE OF 1,418.36 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 2,206.00 FEET AND A CENTRAL ANGLE OF 39°29'21"; THENCE WESTERLY CONTINUING ALONG SAID NORTH RIGHT-OF-

WAY LINE AND ALONG THE ARC, A DISTANCE OF 1,520.41 FEET; THENCE NORTH 89°52'17" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1,510.18 FEET; THENCE NORTH 00°07'43" EAST, A DISTANCE OF 889.71 FEET; THENCE NORTH 89°52'17" WEST, A DISTANCE OF 986.89 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF BLOCK 6, TRACT 2, AS SHOWN ON SAID PLAT; THENCE NORTH 00°12'47" WEST ALONG SAID WEST LINE AND THE WEST LINE OF TRACT 1, BLOCK 6, AS SHOWN ON SAID PLAT , A DISTANCE OF 590.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 17,004,726 SQUARE FEET OR 390.3748 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN SECTIONS 29 AND 32, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND RIGHTS-OF-WAY OF RECORD.

**EXHIBIT 15**  
**BINDING MPUD AGREEMENT**  
**(See next page)**

**BINDING MPUD AGREEMENT**

The undersigned acknowledges that the area of the Wilson Groves Parcel A MPUD, described as follows:

*See Attached*

Is subject to an existing Master Planned Unit Development approval and is under the unified control of the undersigned petitioner(s) who agree to (1) proceed with the proposed development according to the provisions of the Port St. Lucie MPUD 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, Community Development District, or similar entity agrees to accept the same responsibilities. The petitioner further agrees to bind all successors in title to the commitments herein this paragraph made.

IN WITNESS WHEREOF, we have hereunto set out hands and seal this 19<sup>th</sup> day of February 2024.

WITNESS:

ACR Acquisition, LLC

By: \_\_\_\_\_

By: \_\_\_\_\_

Destiny Morinvil  
Printed Name

STATE OF FLORIDA

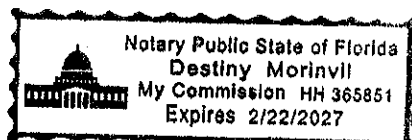
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of

☒ physical presence or ☐ online notarization this 19<sup>th</sup> day of February, 2024, by

Alexander Akel who ☒ is personally known to me, or ☐ has produced  
\_\_\_\_\_ as identification.

[NOTARIAL SEAL]

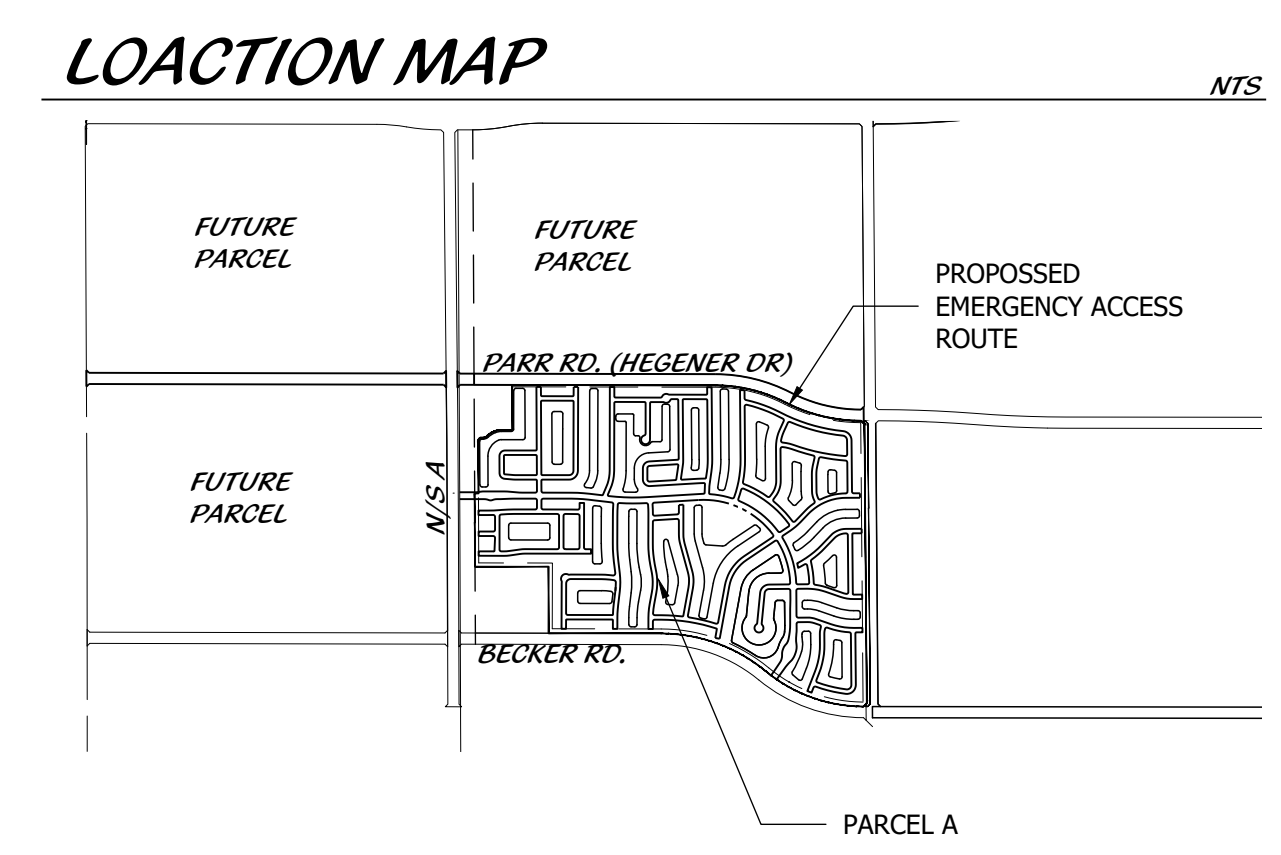
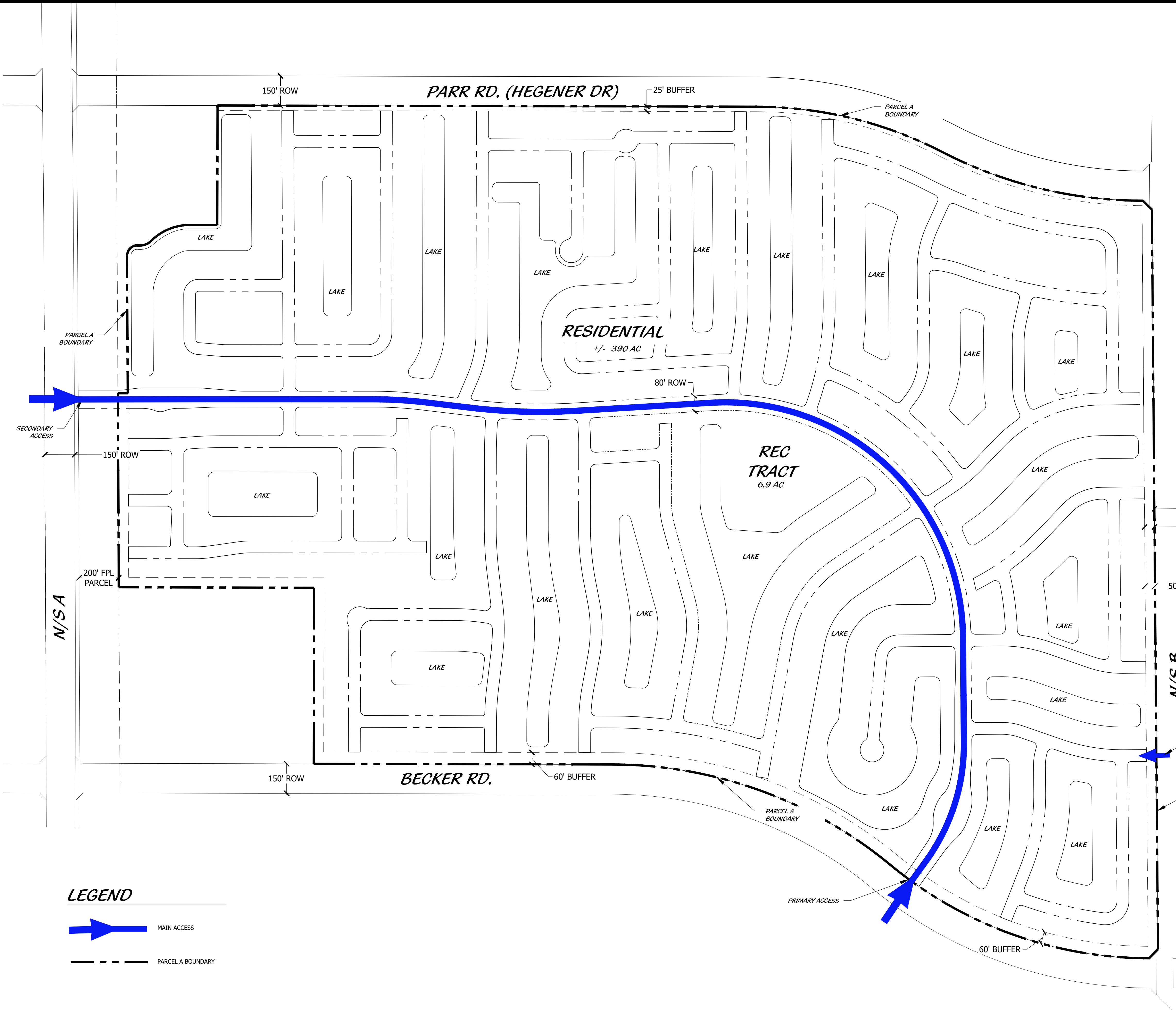


\_\_\_\_\_  
NOTARY PUBLIC, State of Florida

Print Name: Destiny Morinvil

**EXHIBIT 16A**  
**CONCEPTUAL PLAN**

**(See next page)**



**LEGEND**

MAIN ACCESS

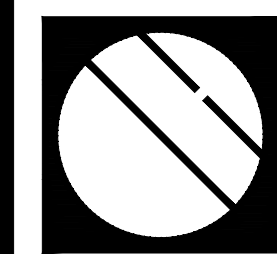
PARCEL A BOUNDARY

PSL PROJ# P25-178  
**PSLUSD #11-681-00**  
~~PSL PROJ# P21-148~~  
**MPUD PARCEL A**

0' 125' 250' 500' 750' 1000'

Scale: 1" = 250'

North

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Lic# LC-C000239

# MPUD PARCEL A

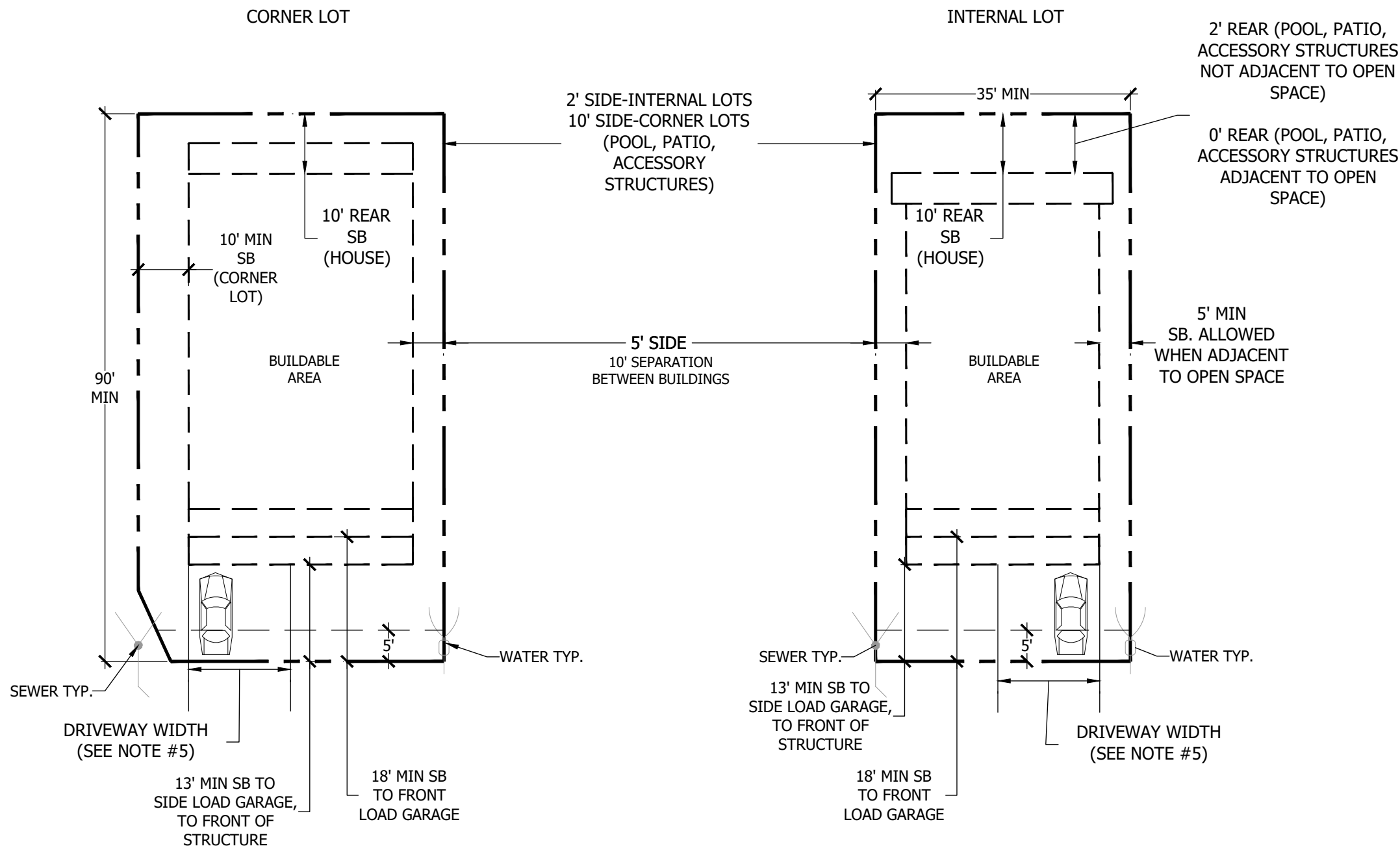
Port St. Lucie, Florida

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| DATE       | 02-05-24 |
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**EXHIBIT 16B**  
**EXISTING EMS ACCESS EXHIBIT**  
**(See next page)**



**EXHIBIT 17A**  
**TYPICAL SINGLE FAMILY**  
**(See next page)**



#### NOTES:

1. BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT AND MAXIMUM IMPERVIOUS LOT COVERAGE SHALL BE 80%
2. MINIMUM OPEN SPACE SHALL BE 30%
3. NON ALLEY LOTS WITHOUT DETACHED GARAGES.
4. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET ARE 10'
5. THE MINIMUM DRIVEWAY WIDTH FROM THE STREET TO THE ONE REQUIRED ENCLOSED GARAGE SPACE SHALL BE A MINIMUM OF TEN (10) FEET, AND THE MAXIMUM DRIVEWAY WIDTH FROM THE STREET TO THE GARAGE ENCLOSURES SHALL BE THIRTY (30) FEET.
6. THE SEPARATION FROM EDGE OF DRIVEWAYS TO THE SANITARY/WATER SERVICES SHALL BE IN CONFORMANCE WITH UTILITY SYSTEMS DEPARTMENT STANDARDS.
7. THE MINIMUM FRONT LOT WIDTH AT THE R-O-W LINE SHALL BE 25 FEET.
8. HVAC/POOL EQUIPMENT SHALL BE SCREENED FROM R-O-W.

PSL PROJ# P25-178  
 PSLUSD #11-681-00  
~~PSL PROJ#P21-148~~  
**TYPICAL SINGLE  
 FAMILY LOT**  
 NOT TO SCALE



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**MPUD PARCEL A**  
 Port St. Lucie, Florida

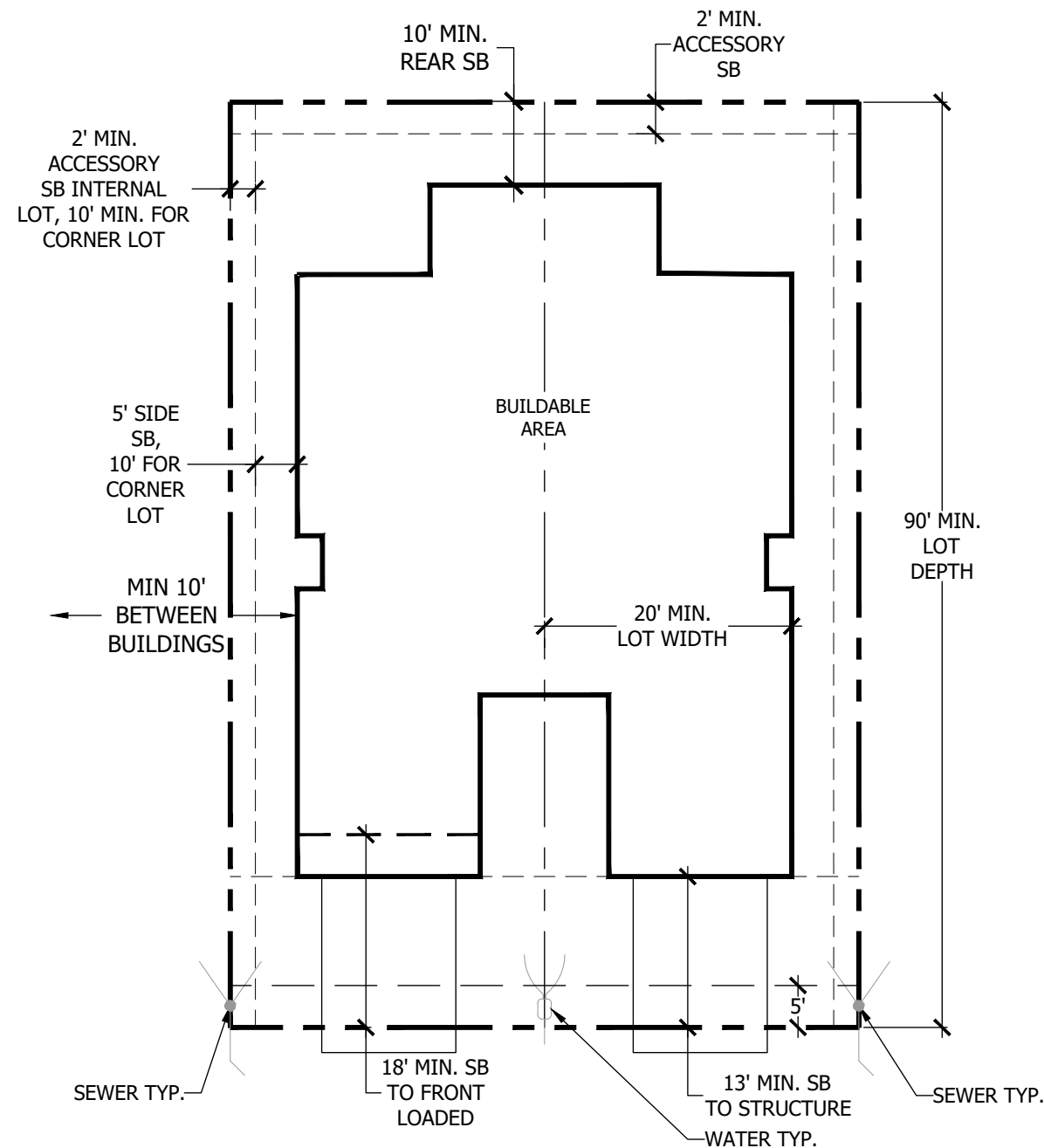
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 DATE \_\_\_\_\_ 10-20-21  
 REVISIONS \_\_\_\_\_ 02-16-24

February 16, 2024 10:55:47 a.m.  
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SHEET 1 OF 1

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**EXHIBIT 17B**  
**TYPICAL VILLA LOT**  
**(See next page)**



#### NOTES:

1. BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT AND MAXIMUM IMPERVIOUS LOT COVERAGE SHALL BE 80%
2. MINIMUM OPEN SPACE SHALL BE 30%
3. NON ALLEY LOTS WITHOUT DETACHED GARAGES.
4. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 10'.
5. THE MINIMUM DRIVEWAY WIDTH FROM THE STREET TO THE ONE REQUIRED ENCLOSED GARAGE SPACE SHALL BE A MINIMUM OF TEN (10) FEET, AND THE MAXIMUM DRIVEWAY WIDTH FROM THE STREET TO THE GARAGE ENCLOSURES SHALL BE THIRTY (30) FEET.
6. THE SEPARATION FROM EDGE OF DRIVEWAYS TO THE SANITARY/WATER SERVICES SHALL BE IN CONFORMANCE WITH UTILITY SYSTEMS DEPARTMENT STANDARDS.
7. THE MINIMUM FRONT LOT WIDTH AT THE R-O-W LINE SHALL BE 20 FEET.
8. PLACEMENT OF DOORS/ENTRANCES AND GARAGES CAN VARY, PROVIDED ALL THE CRITERIA LISTED IN EXHIBIT 13 (DEVELOPMENT STANDARDS) ARE ADHERED TO.

PSL PROJ# P25-178  
~~PSLUSD #11-681-00~~  
~~PSL PROJ# P21-148~~  
**TYPICAL VILLA LOT**  
 NOT TO SCALE



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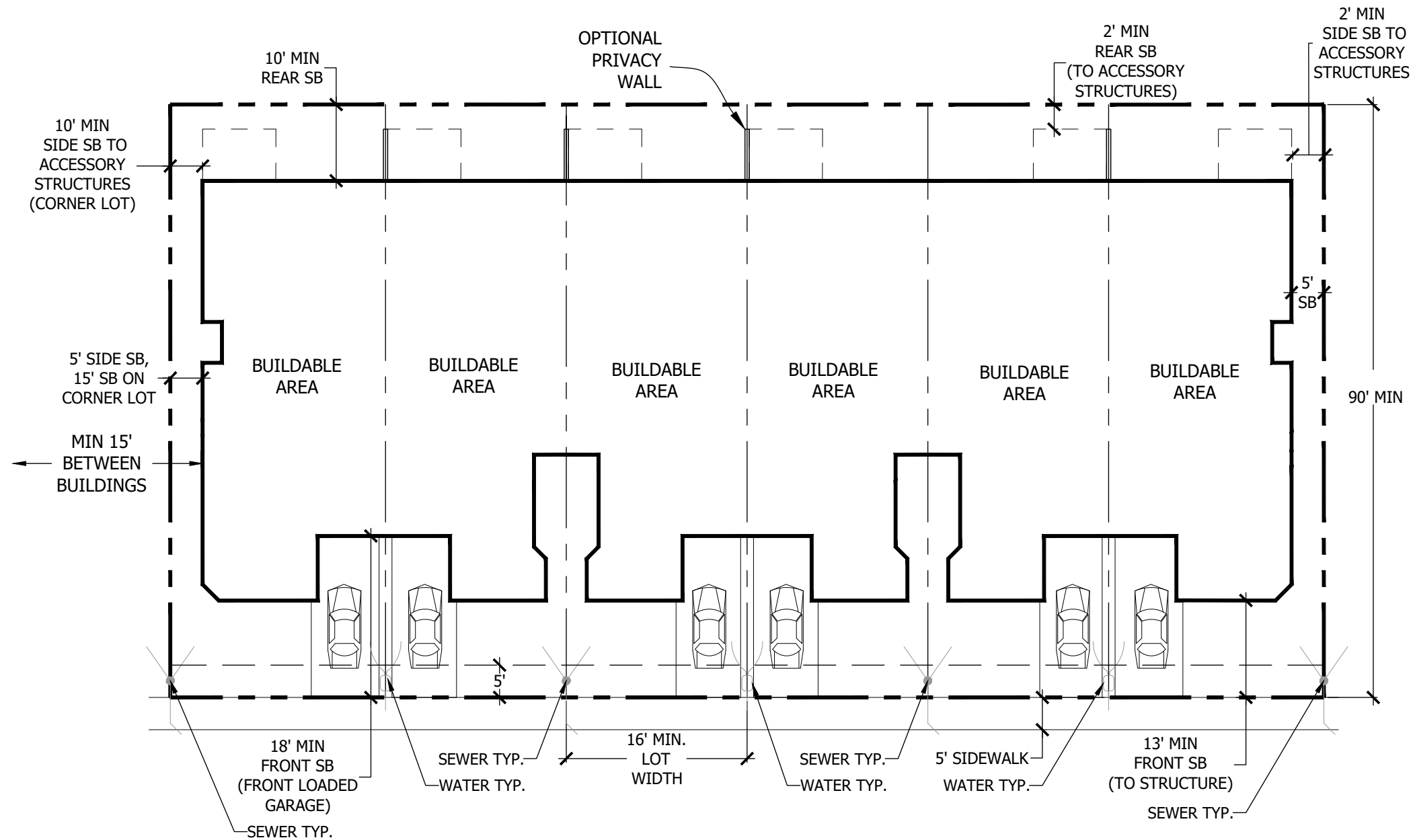
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**EXHIBIT 17C**  
**TYPICAL TOWNHOME LOT**  
**(See next page)**



NOTES:

1. BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT AND MAXIMUM IMPERVIOUS LOT COVERAGE SHALL BE 80%.
2. MINIMUM OPEN SPACE SHALL BE 30%
3. NON ALLEY LOTS WITHOUT DETACHED GARAGES.
4. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 15'
5. THE MINIMUM DRIVEWAY WIDTH FROM THE STREET TO THE ONE REQUIRED ENCLOSED GARAGE SPACE SHALL BE A MINIMUM OF TEN (10) FEET, AND THE MAXIMUM DRIVEWAY WIDTH FROM THE STREET TO THE GARAGE ENCLOSURES SHALL BE THIRTY (30) FEET.
6. THE SEPARATION FROM EDGE OF DRIVEWAYS TO THE SANITARY/WATER SERVICES SHALL BE IN CONFORMANCE WITH UTILITY SYSTEMS DEPARTMENT STANDARDS.
7. THE MINIMUM FRONT LOT WIDTH AT THE R-O-W LINE SHALL BE 16 FEET.
8. PLACEMENT OF DOORS/ENTRANCES AND GARAGES CAN VARY, PROVIDED ALL THE CRITERIA LISTED IN EXHIBIT 13 (DEVELOPMENT STANDARDS) ARE ADHERED TO.

PSL PROJ# P25-178

PSLUSD #11-681-00

~~PSL PROJ# P21-148~~

**TYPICAL 1-CAR  
TOWNHOME LOT**

NOT TO SCALE



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Port St. Lucie, Florida

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JOB NUMBER \_\_\_\_\_ 20-0518  
DATE \_\_\_\_\_ 10-20-21  
REVISIONS \_\_\_\_\_ 02-16-24

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# MPUD PARCEL A

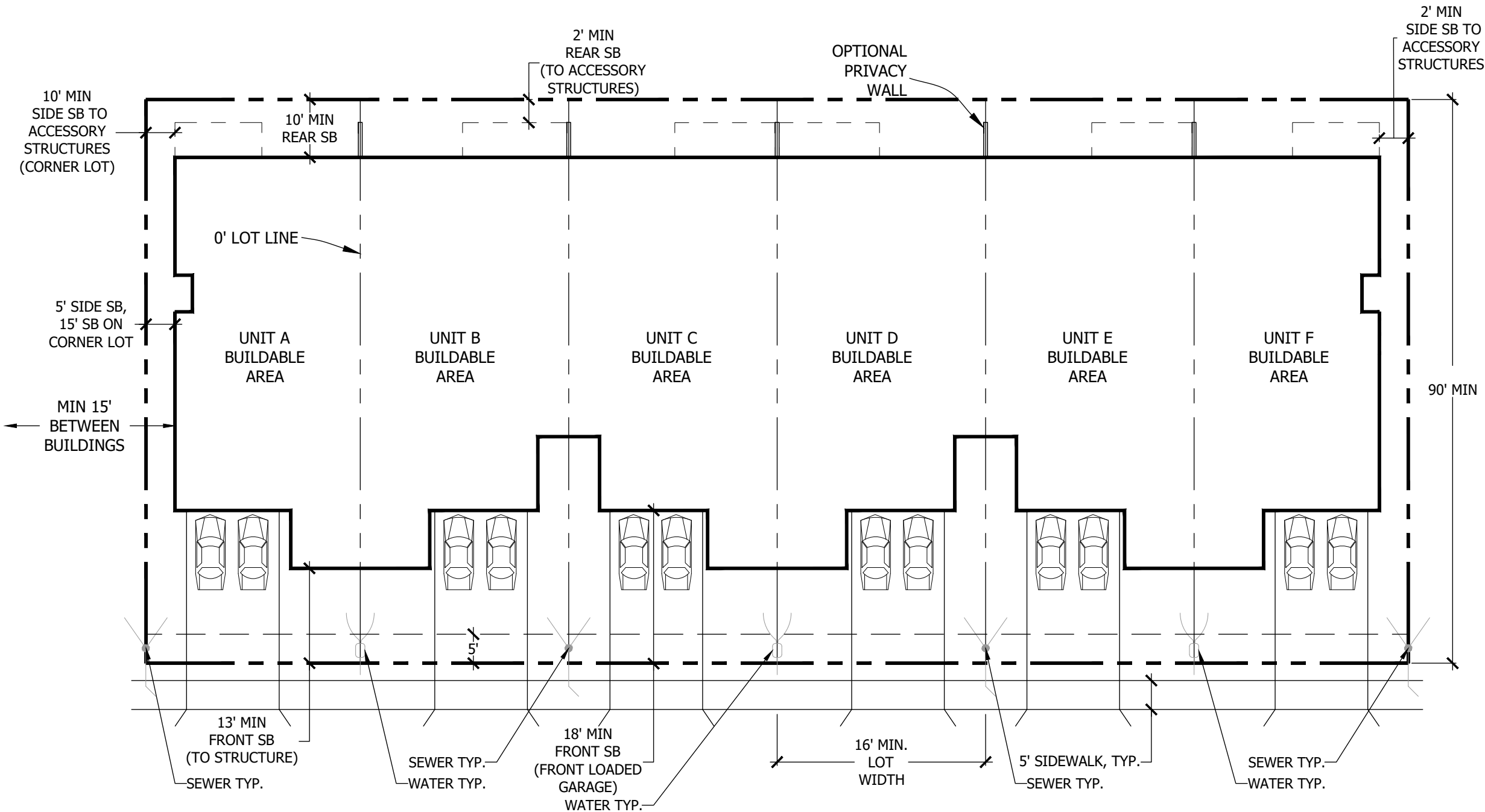
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## NOTES:

1. BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT AND MAXIMUM IMPERVIOUS LOT COVERAGE SHALL BE 80%.
2. MINIMUM OPEN SPACE SHALL BE 30%
3. NON ALLEY LOTS WITHOUT DETACHED GARAGES.
4. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 15'.
5. THE MINIMUM DRIVEWAY WIDTH FROM THE STREET TO THE ONE REQUIRED ENCLOSED GARAGE SPACE SHALL BE A MINIMUM OF TEN (10) FEET, AND THE MAXIMUM DRIVEWAY WIDTH FROM THE STREET TO THE GARAGE ENCLOSURES SHALL BE THIRTY (30) FEET.
6. THE SEPARATION FROM EDGE OF DRIVEWAYS TO THE SANITARY/WATER SERVICES SHALL BE IN CONFORMANCE WITH UTILITY SYSTEMS DEPARTMENT STANDARDS.
7. THE MINIMUM FRONT LOT WIDTH AT THE R-O-W LINE SHALL BE 16 FEET.
8. PLACEMENT OF DOORS/ENTRANCES AND GARAGES CAN VARY, PROVIDED ALL THE CRITERIA LISTED IN EXHIBIT 13 (DEVELOPMENT STANDARDS) ARE ADHERED TO.

PSL PROJ# P25-178

PSLUSD #11-681-00

PSL PROJ# P21-148

**TYPICAL 2-CAR  
TOWNHOME LOT**

NOT TO SCALE

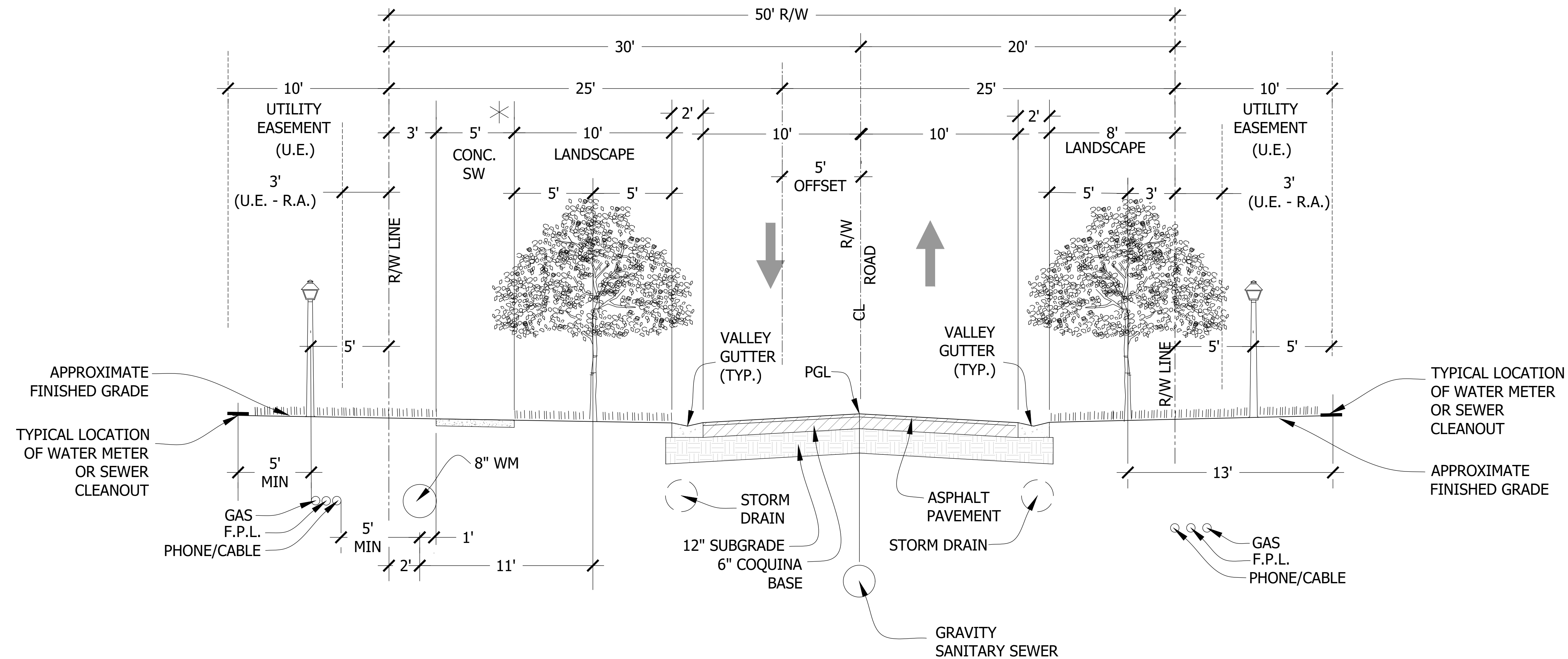
**EXHIBIT 18A**  
**TYPICAL 50' ROADWAY SECTION**  
**(See next page)**



Lic# LC-C000239

## MPUD PARCEL A

Port St. Lucie, Florida



\* NOTE:  
3' SIDEWALK OFFSET AND 2' U.E. - RESTRICTED AREA (R.A.) WILL BE REQUIRED IF P.S.L. MAINLINE FACILITIES ARE LOCATED ON BOTH SIDES OF STREET. PLSUSD FIBEROPTICS WILL BE LOCATED IN 2' U.E. - R.A. IF FM IS REQUIRED. SIDEWALKS SHALL NOT BE REQUIRED ON "DEAD END" ROADWAYS WHERE THE LENGTH OF THE SIDEWALKS WOULD BE 200' OR LESS. TREES SHALL BE ADJUSTED PER DRIVEWAY LOCATIONS WITH A MINIMUM 5' TO THE DRIVEWAY. LOCATION OF SIDEWALKS MAY VARY. SIDEWALK SHALL BE REQUIRED ONLY ON ONE SIDE OF THE ROADWAY. FINAL LOCATION OF UTILITIES MAY BE ADJUSTED FOR SPECIFIC CONDITION.

50' RIGHT-OF-WAY  
TYPICAL SECTION

POSTED SPEED 25 MPH

PSL PROJ# P25-178  
*PSLUSD #11-681-00*  
~~*PSL PROJ# P21-148*~~  
*50' ROW SECTION*

NOT TO SCALE

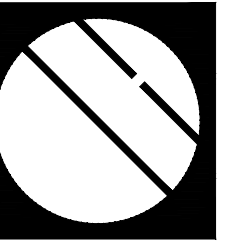
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| REVISIONS _____  | 02-12-24 |

February 12, 202  
Drawing: 20-0518\_PUD MASTER PLAN\_02-12-24.DW

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**EXHIBIT 18B**  
**TYPICAL 80' ROADWAY SECTION**  
**(See next page)**

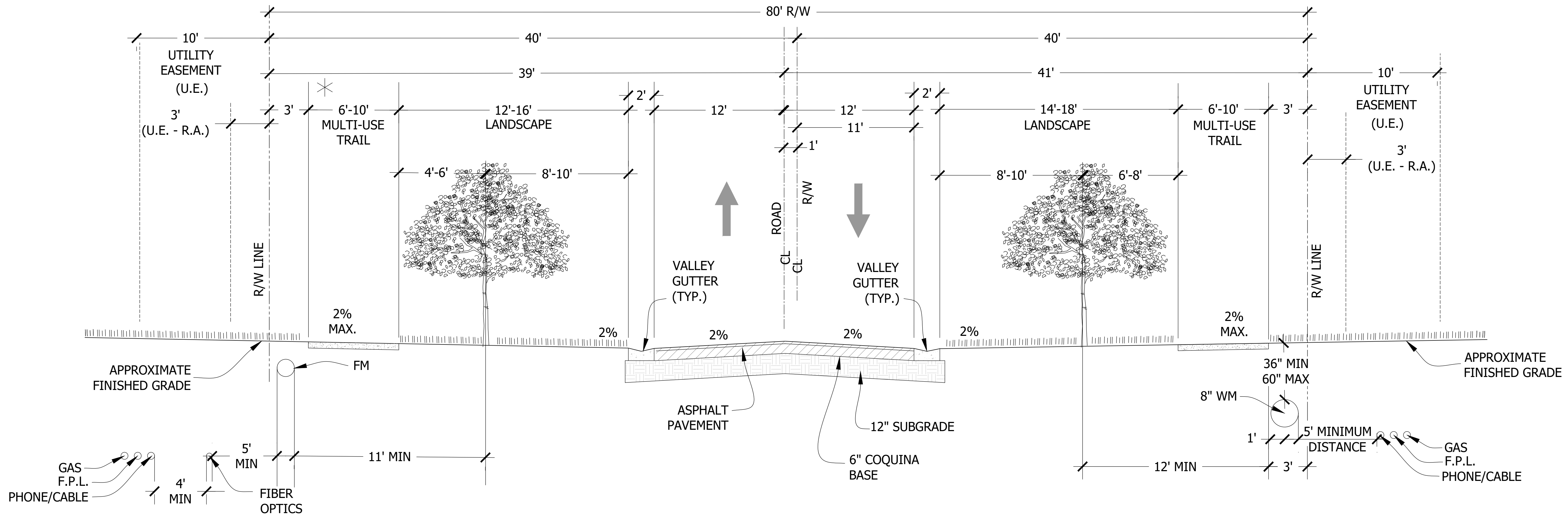


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MPUD PARCEL A

Port St. Lucie, Florida



80' RIGHT-OF-WAY  
TYPICAL SECTION

\* NOTE:  
3' MULTI-USE TRAIL OFFSET AND 2' U.E. - RESTRICTED AREA (R.A.) WILL BE REQUIRED IF P.S.L. MAINLINE FACILITIES ARE LOCATED ON BOTH SIDES OF STREET.  
PSLUSD FIBEROPTICS WILL BE LOCATED IN 2' U.E. - R.A. IF FM IS REQUIRED.  
ONE SIDE OF ROAD MAY HAVE 6' MULTI-USE TRAIL, THE OTHER SIDE OF ROAD TO HAVE A 10' MULTI-USE TRAIL.  
LOCATION OF SIDEWALKS MAY VARY.  
FINAL LOCATION OF UTILITIES MAY BE ADJUSTED FOR SPECIFIC CONDITION.

PSL PROJ# P25-178  
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~~PSL PROJ# P21-148~~  
**80' ROW SECTION**

NOT TO SCALE

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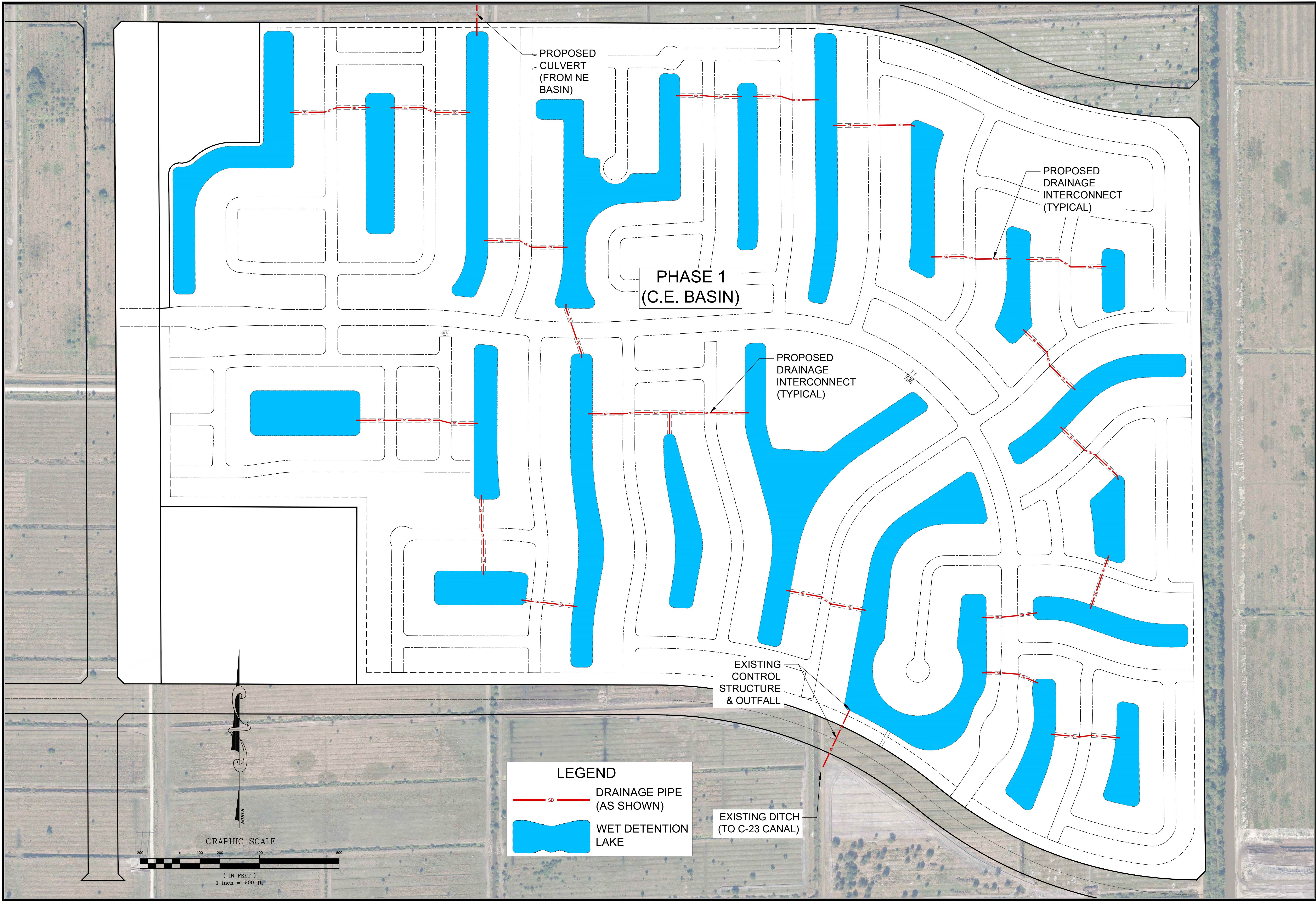
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SHEET 1 OF 1

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**EXHIBIT 19**  
**TRAFFIC GENERATION STATEMENT**  
**(See Traffic Exhibit 1)**

**EXHIBIT 20**  
**WATER/WASTEWATER PLANS**  
**(See next page)**



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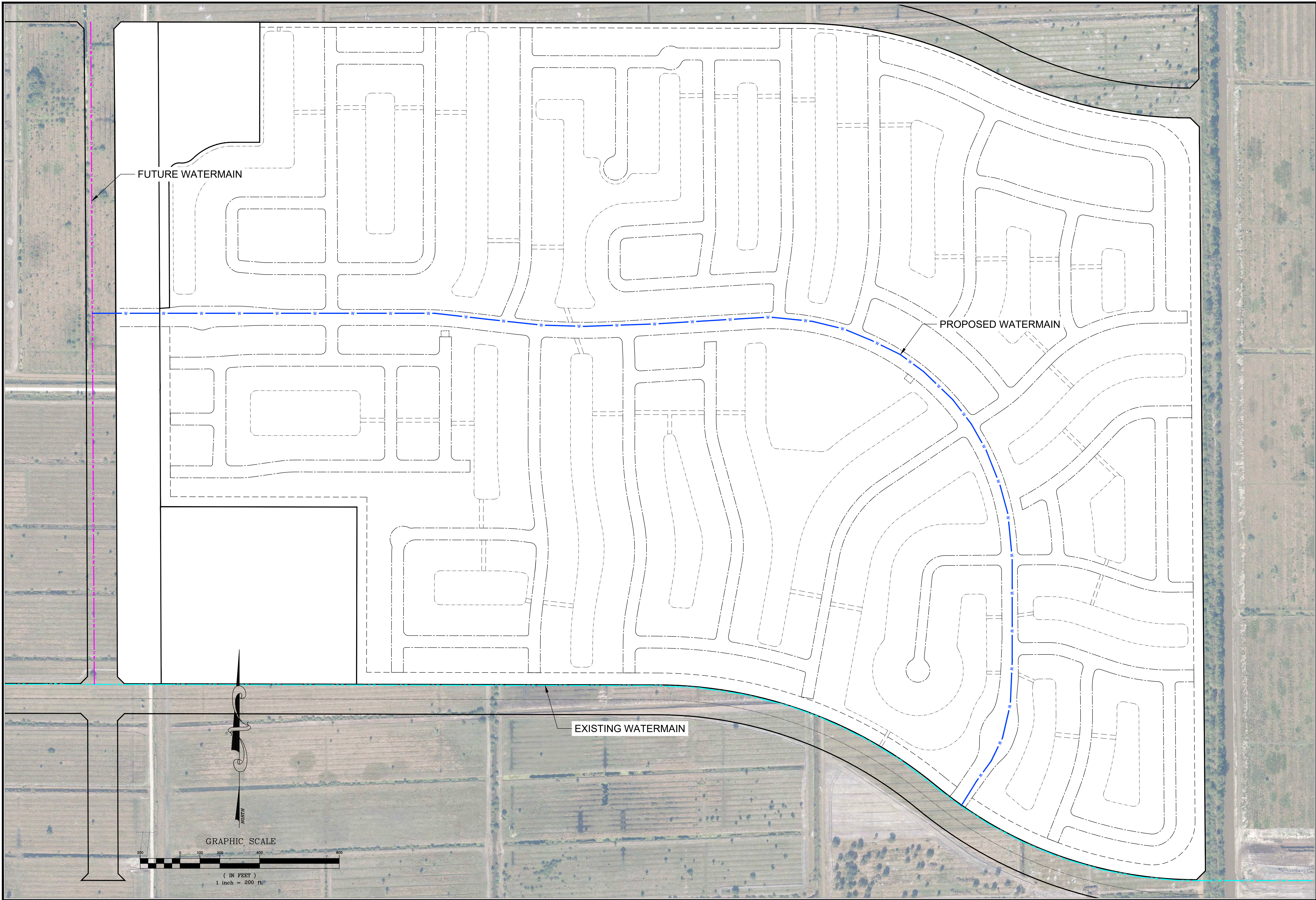
**CAULFIELD & WHEELER, INC.**  
CIVIL ENGINEERING - LAND PLANNING  
LANDSCAPE ARCHITECTURE - SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561) 392-1991 / FAX (561) 750-1452

**WILSON GROVES MPUD - PARCEL A**  
CONCEPTUAL STORMWATER  
MANAGEMENT PLAN  
ST. LUCIE COUNTY, FLORIDA

|                 |
|-----------------|
| DATE 06/30/2021 |
| DRAWN BY RHT    |
| F.B./ PG. N/A   |
| SCALE 1"=200'   |

RYAN D. WHEELER  
PROFESSIONAL ENGINEER  
LICENSE NO. 71477  
STATE OF FLORIDA  
FOR THE FIRM  
DATE

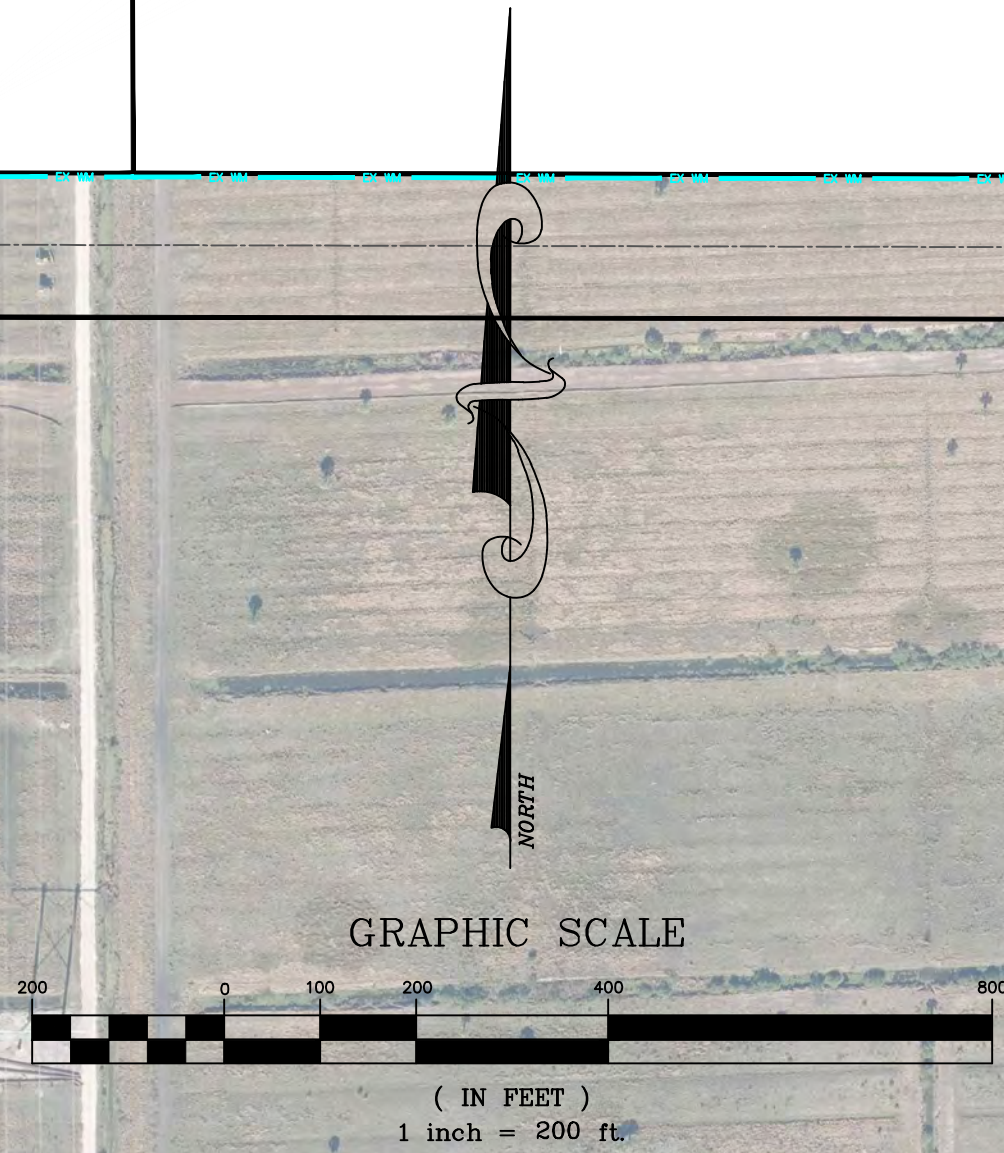
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SHT. NO.  
**SD-01**  
OF 1 SHEETS



FUTURE WATERMAIN

PROPOSED WATERMAIN

EXISTING WATERMAIN



| REVISIONS                       |  | DATE | BY |
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BOCA RATON, FLORIDA 33434  
PHONE (561) 392-1991 / FAX (561) 750-1452

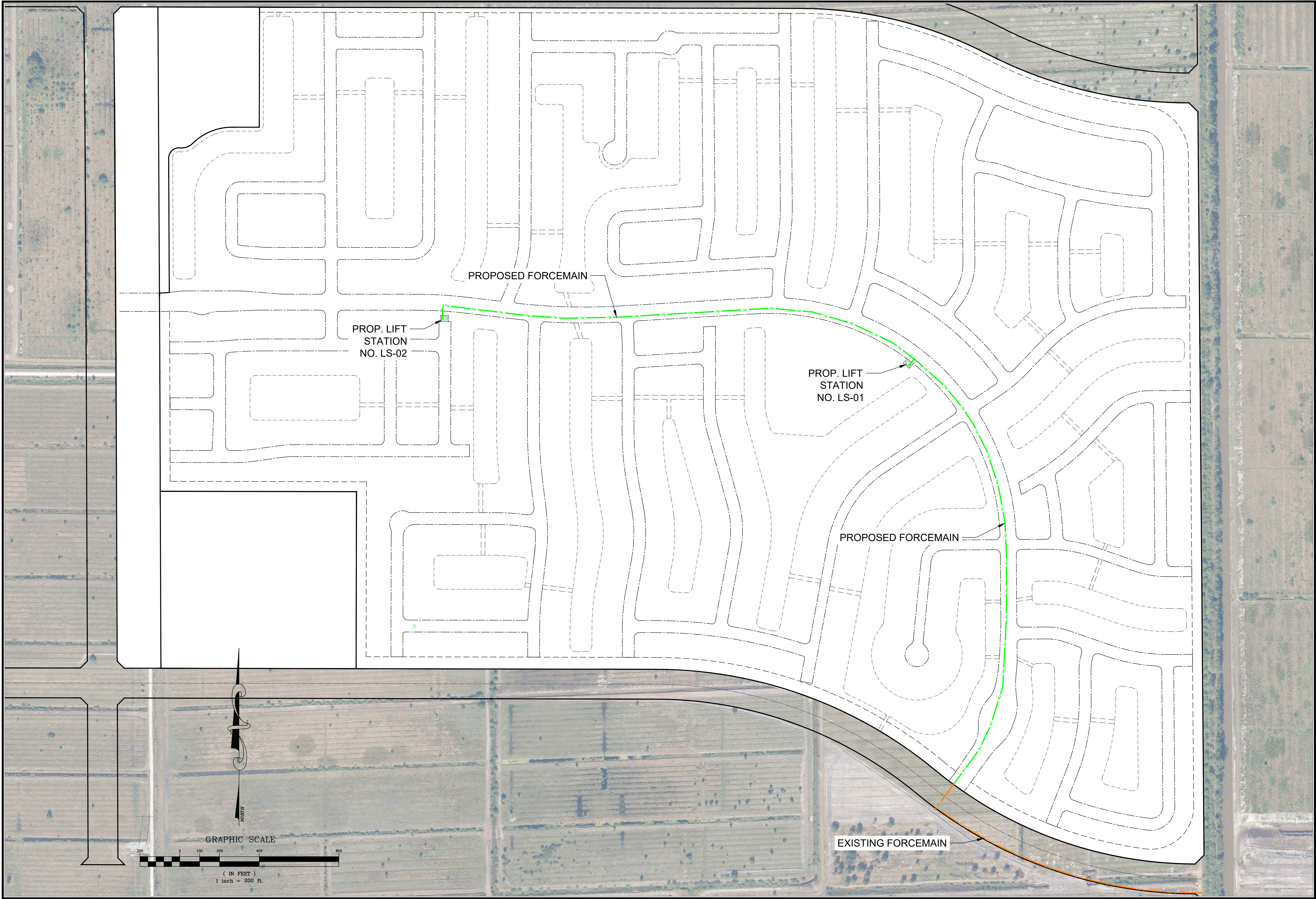


WILSON GROVES MPUD - PARCEL A  
CONCEPTUAL POTABLE  
WATER DISTRIBUTION PLAN  
ST. LUCIE COUNTY, FLORIDA

DATE 06/30/2021  
DRAWN BY RHT  
F.B./ PG. N/A  
SCALE 1"=200'

RYAN D. WHEELER  
PROFESSIONAL ENGINEER  
LICENSE NO. 71477  
STATE OF FLORIDA  
- FOR THE FIRM -  
DATE

JOB # 4371  
SHT. NO.  
PW-01  
OF 1 SHEETS



| REVISIONS |                   | DATE | BY |
|-----------|-------------------|------|----|
| FILE NAME | 4371C-PH PREL.DWG |      |    |

**CAULFIELD & WHEELER, INC.**  
CIVIL ENGINEERING - LAND PLANNING  
LANDSCAPE ARCHITECTURE - SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561) 392-1991 / FAX (561) 750-1452



**WILSON GROVES MPUD - PARCEL A**  
CONCEPTUAL WASTEWATER  
DISTRIBUTION PLAN  
ST. LUCIE COUNTY, FLORIDA

|           |            |
|-----------|------------|
| DATE      | 06/30/2021 |
| DRAWN BY  | RHT        |
| F.B./ PG. | N/A        |
| SCALE     | 1"=200'    |

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