

WILSON GROVE COMPREHENSIVE PLAN AMENDMENT SUBMITTAL**Cover Letter**

May 27th, 2021

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

Re: **Request to review the Comprehensive Plan Amendment Submittal
City of PSL P No: #P20-000**

Existing Parcel ID Existing:	See attached
Acreage of Property:	2,498.745 AC
Existing Zoning District:	SLC AGRICULTURE
Existing Land Use:	NEW COMMUNITY DEVELOPMENT (NCD)
Proposed Land Use:	NEW COMMUNITY DEVELOPMENT (NCD)
Property Owner:	ACR Acquisition LLC

On Behalf of the property owner, ACR Acquisition LLC, we are pleased to present this cover letter and the associated material supporting our Comprehensive Plan Amendment application for Wilson Grove. Through this text amendment, we are requesting to update Map H.

This application includes the complete application form and any supplementary documents required for this Comprehensive Plan Amendment. The requested amendment is consistent with the goals and objectives of the Comprehensive Plan.

We look forward to working with the City on this project. Please contact me with any questions.

Sincerely yours,



Daniel T. Sorrow, AICP, PLA, LEED AP BD+C

Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458

Description of Area: The area of Wilson Grove is 2,498.745 acres located in the City of Port St. Lucie. Located West of Interstate 95 and East of Range Line Road. Currently Zoned SLC Agricultural with a designated land use of New Community Development.

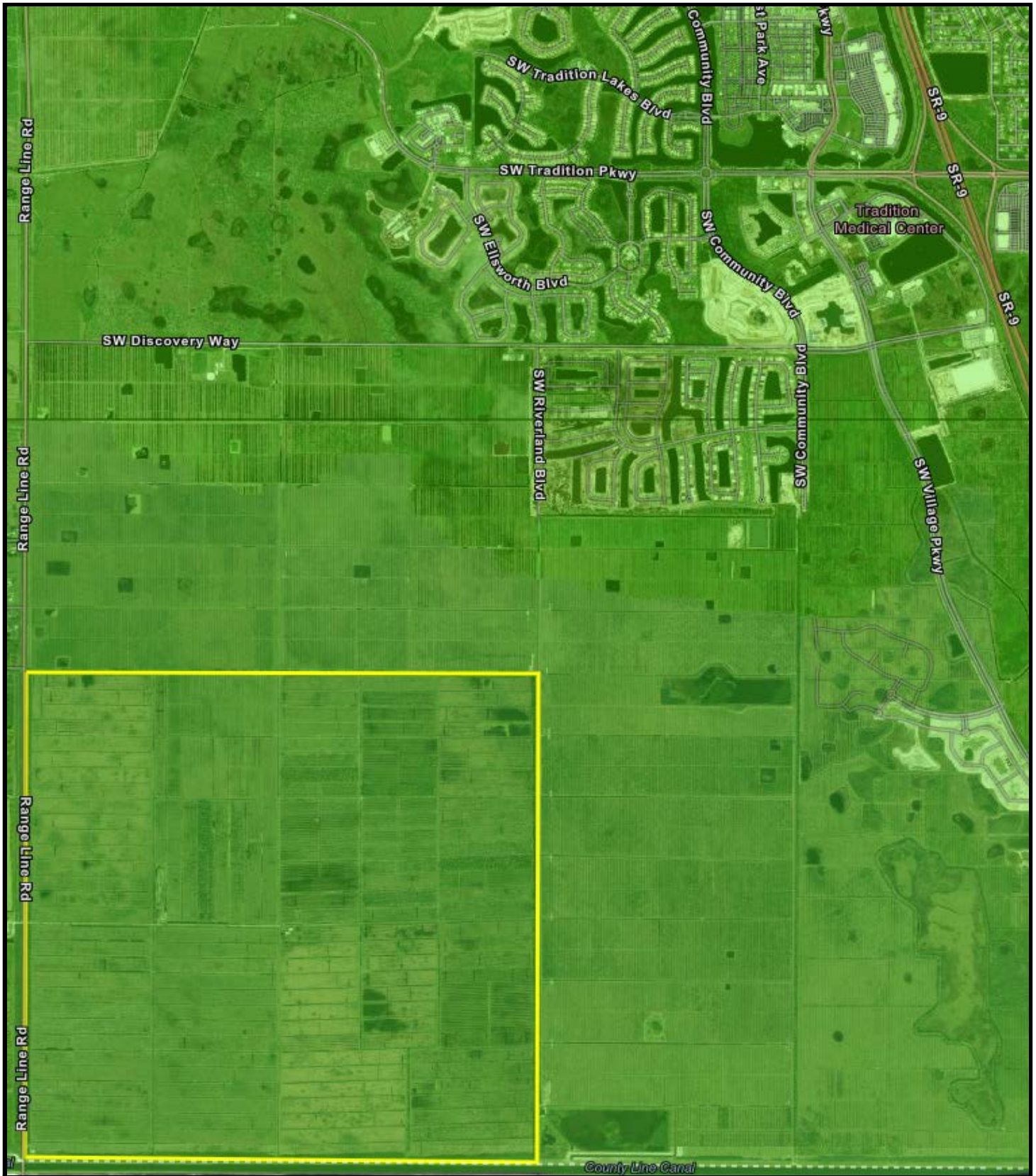
Justification for Land Use Amendment: The land use for the Wilson Grove development will stay New Community Development (NCD), so no land use amendment is required.

WILSON GROVE PARCEL IDs		
4329-501-0012-0010-0	4329-501-0012-000-7	4329-501-0011-000-0
4331-100-0001-000-3	4331-100-0001-000-3	4329-501-0007-000-9
4329-501-0005-010-8	4329-501-0005-000-5	4329-501-0004-000-8
4330-433-0001-000-3	4330-100-0001-000-0	4330-100-0001-000-0
4329-501-0003-000-1	4329-501-0002-300-7	4329-501-0002-400-8
4329-501-0002-200-6	4329-501-0002-100-5	4329-501-0002-000-4
4329-501-0018-000-9	4329-501-0016-000-5	4329-501-0017-000-2
4329-501-0020-000-6	4329-501-0020-000-6	4329-501-0020-000-6
4329-501-0017-000-2	4329-501-0016-000-5	4329-501-0015-000-8
4329-501-0006-000-2	4329-501-0021-000-3	4329-501-0021-000-3
4329-501-0021-000-3	4329-501-0006-000-2	4329-501-0024-000-4
4329-501-0023-000-7	4329-501-0022-000-0	

*Tax ID Numbers are the same as Parcel IDs**

ADJACENT ZONING CATEGORIES	
NORTH	SLC AGRICULTURAL 5 (CITRUS GROVES)
SOUTH	C-23 CANAL
EAST	SLC AGRICULTURAL 5 (CITRUS GROVES)
WEST	IX – INDUSTRIAL, EXTRACTION (SAND MINING)

FUTURE LAND USE CATEGORIES	
NORTH	NEW COMMUNITY DEVELOPMENT
SOUTH	C-23 CANAL
EAST	NEW COMMUNITY DEVELOPMENT
WEST	AG-5

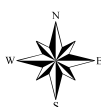


Legend

Subject Site



Flood Zone X

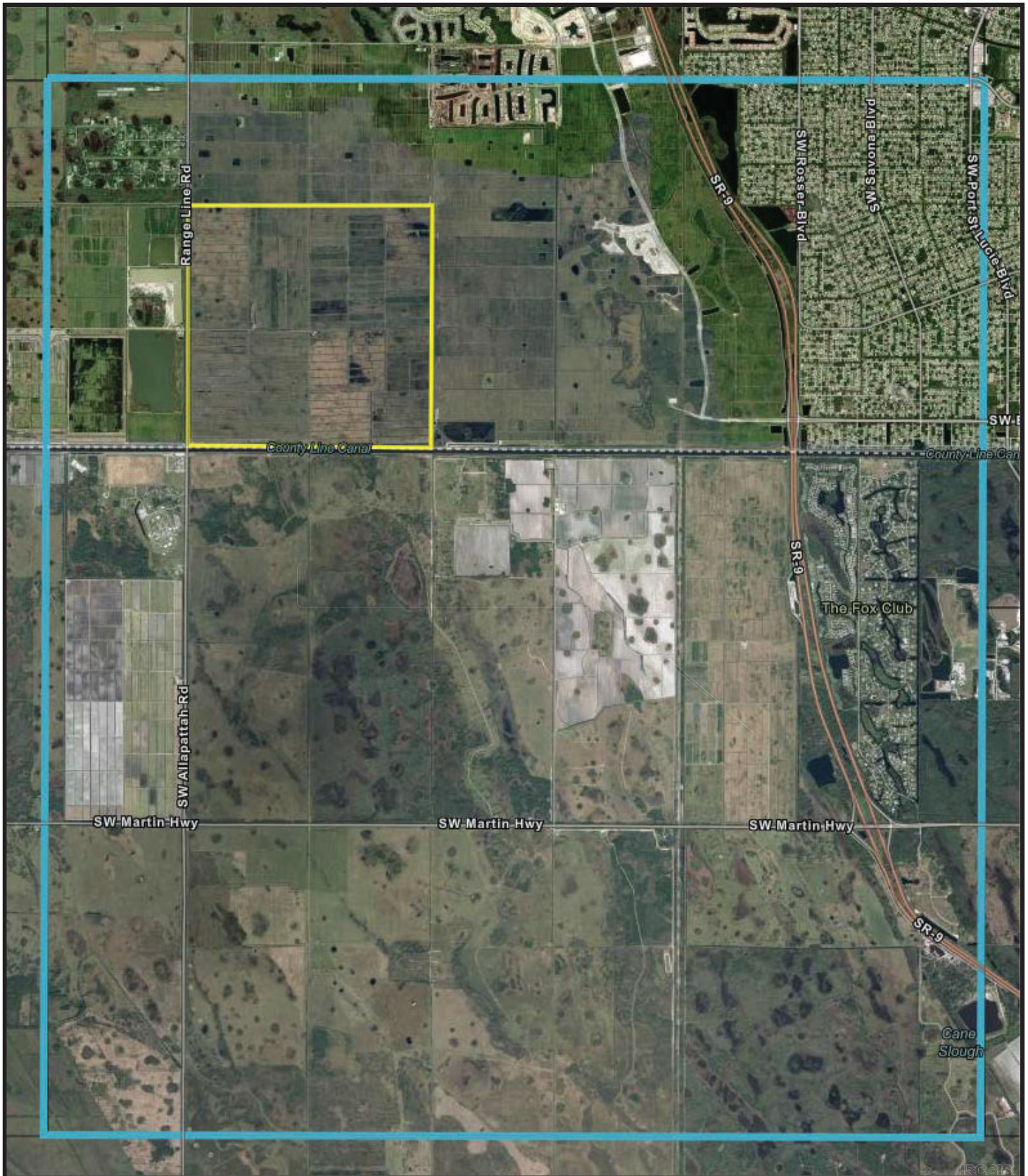


Wilson Grove
FEMA Flood Zone
City of Port St. Lucie



**Cotleur &
Hearing**

1934 Commerce Lane • Suite 1 • Jupiter, FL • 33458
561.747.6336 • 561.747.1377

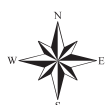


Legend

Subject Site



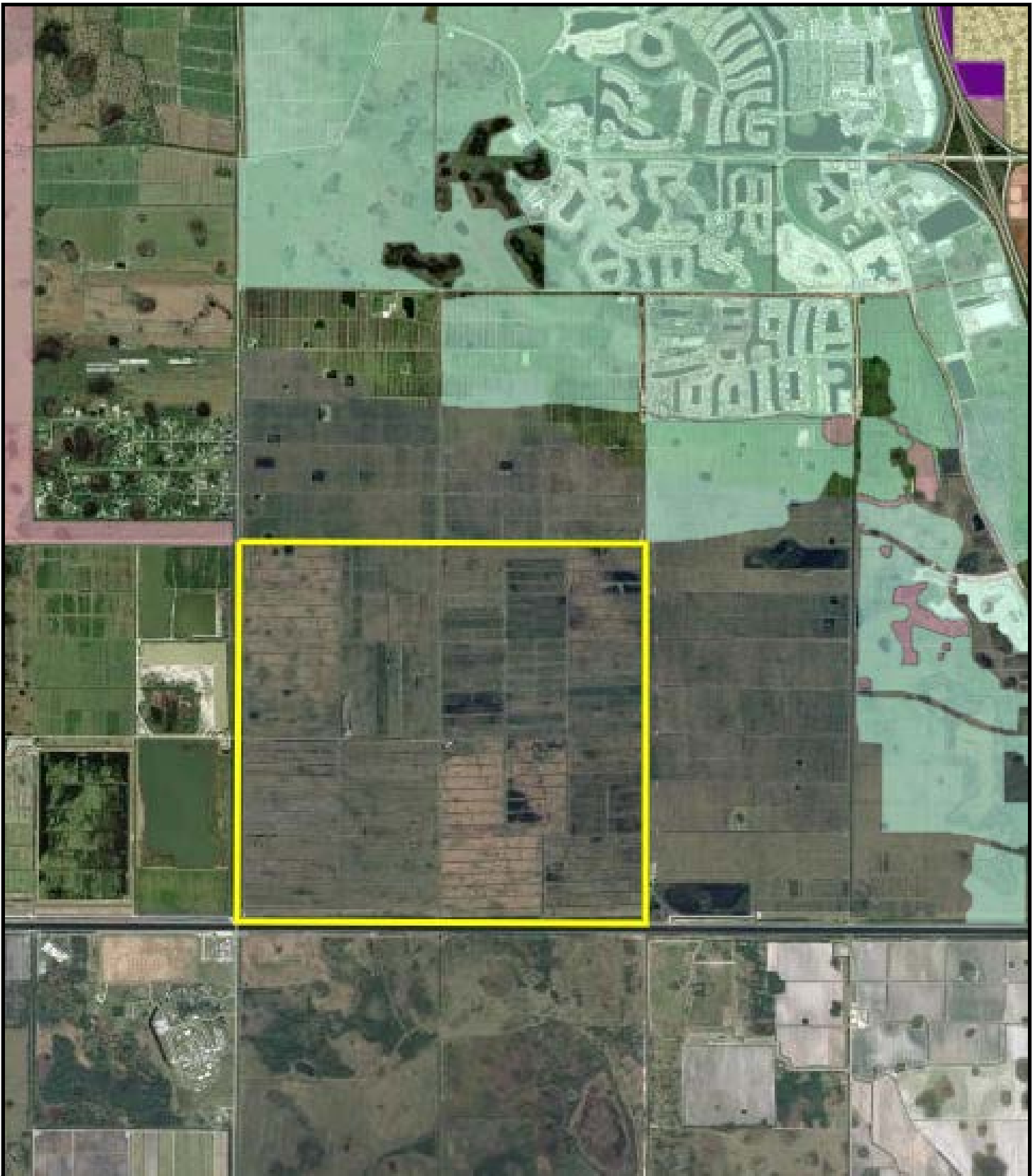
FEMA Panel



Wilson Grove
FEMA Panel 1211C0400J
City of Port St. Lucie



1934 Commerce Lane · Suite 1 · Jupiter, FL · 33458
 561.747.6336 · 561.747.1377



Legend

Subject Site



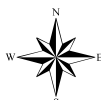
SLC Agricultural



General Use



MPUD



Wilson Grove

Zoning

City of Port St. Lucie



**Cotleur &
Hearing**

1934 Commerce Lane • Suite 1 • Jupiter, FL • 33458
561.747.6336 • 561.747.1377