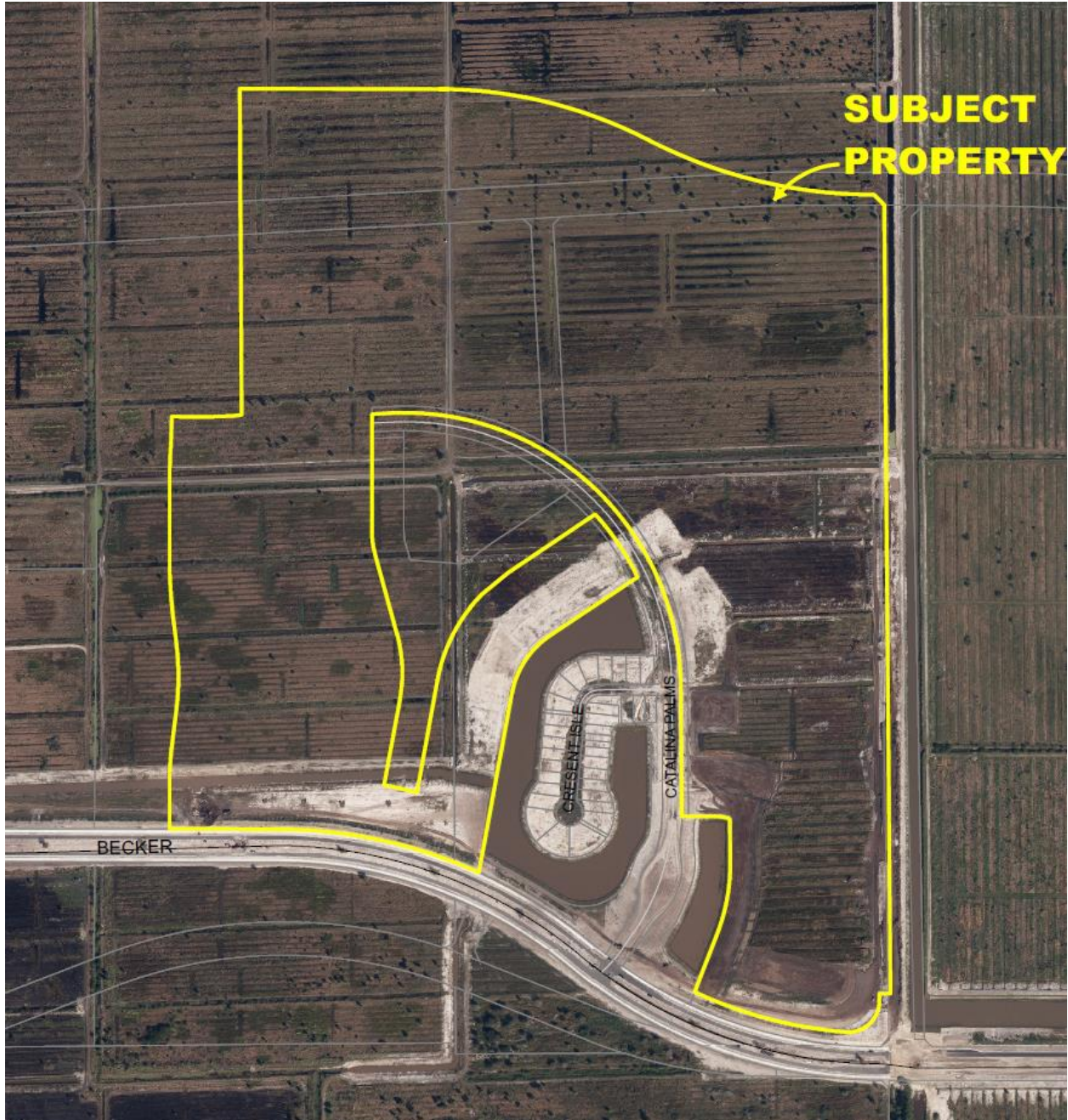




**Wilson Groves Parcel A Plat 2  
Preliminary Plat with Construction Plans  
P24-195**



**Aerial Map**

**SUMMARY**

Applicant's Request:	Request for approval of a Preliminary Plat with Construction Plans that is 202.86 acres in area and includes 519 residential lots for single family homes and townhomes, right-of-way tracts, and stormwater tracts for a project known as Wilson Groves Parcel A Plat 2.
Applicant:	Cotleur-Hearing
Property Owner:	ACR Acquisition, LLC
Location:	The property is located north of Becker Road and west of Interstate 95.
Project Planner:	Daniel Robinson, Planner III

**Project Description**

The application is for a Preliminary Plat with Construction Plans. The proposed development is to create 519 residential lots for signal family homes and townhomes, right-of-way tracts, and stormwater tracts.

**Previous Actions and Prior Reviews**

The Site Plan Review Committee unanimously recommended approval of this Preliminary subdivision plat with construction plans on February 12, 2025.

**Related Projects**

P21-148 – Wilson Groves PUD approved by City Council at their regular meeting of April 8, 2024.  
P25-048 – Wilson Groves PUD amendment approved by City Council at their regular meeting of March 14, 2025

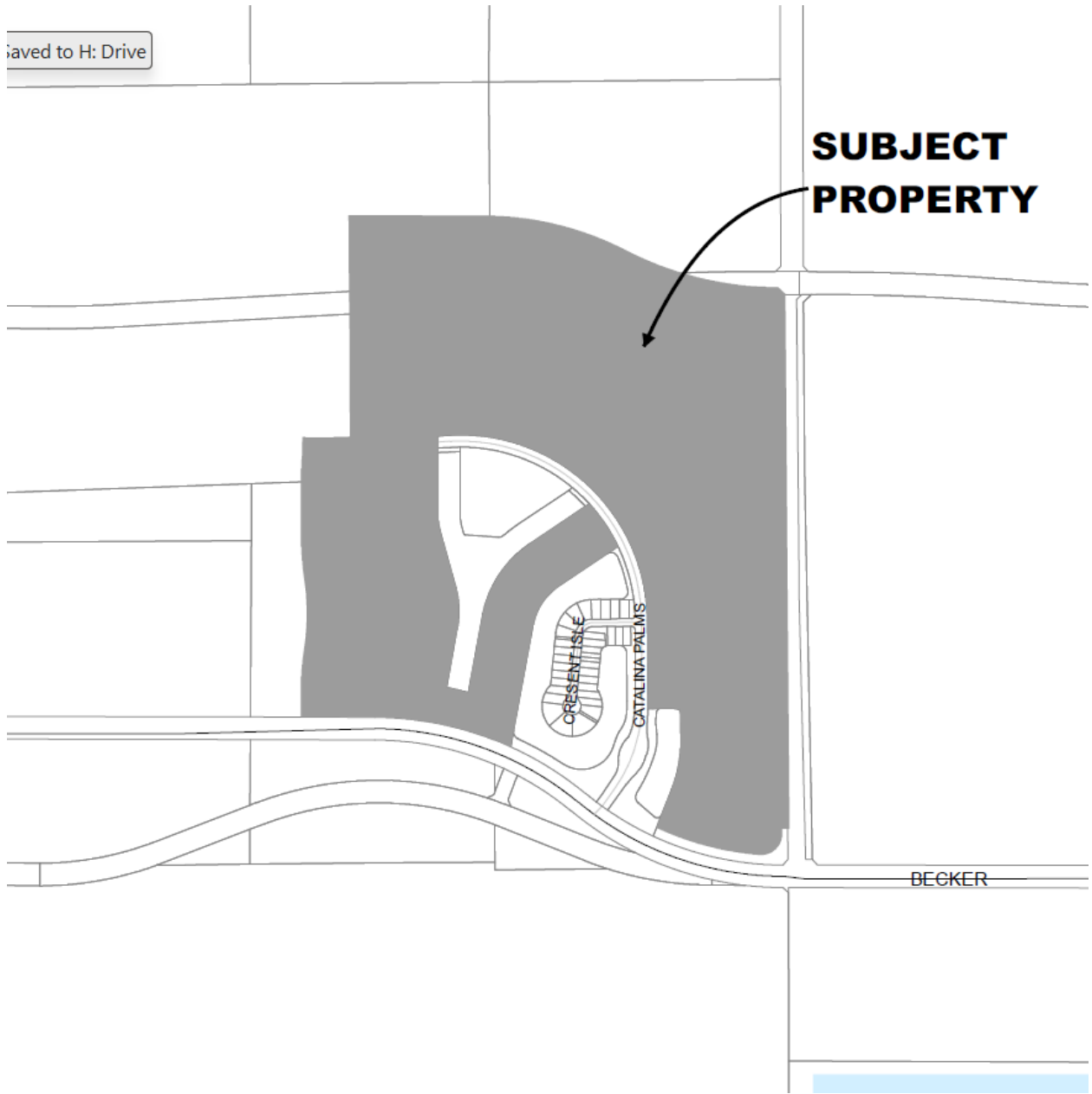
**Location and Site Information**

Property Size:	202.86 acres
Legal Description:	Being a portion of Block 6 Tract 3, Block 8 & 9 of the of The Alan Wilson Grove.
Future Land Use:	New Community Development (NCD)
Existing Zoning:	PUD (Planned Unit Development)
Existing Use:	Vacant

**Surrounding Uses**

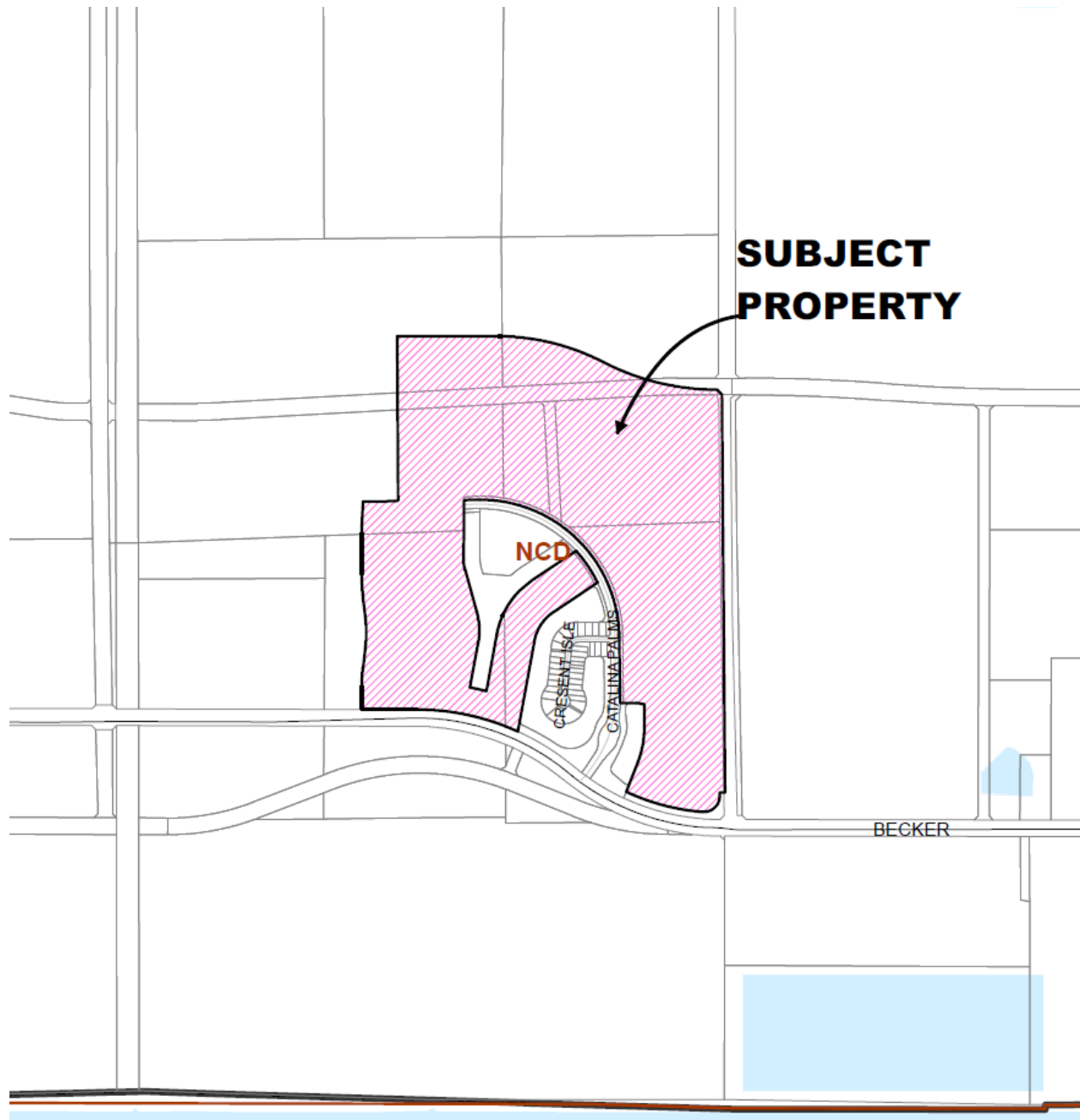
Direction	Future Land Use	Zoning	Existing Use
North	NCD	SLC AG-5	Wilson Groves Development
South	NCD	SLC AG-5	Wilson Groves Development
East	NCD	SLC AG-5	Riverland Development
West	NCD	MPUD	Wilson Groves Development

NCD (New Community Development) – MPUD (Master Planned Unit Development)- SLC AG-5 (St Lucie County Agriculture 5)

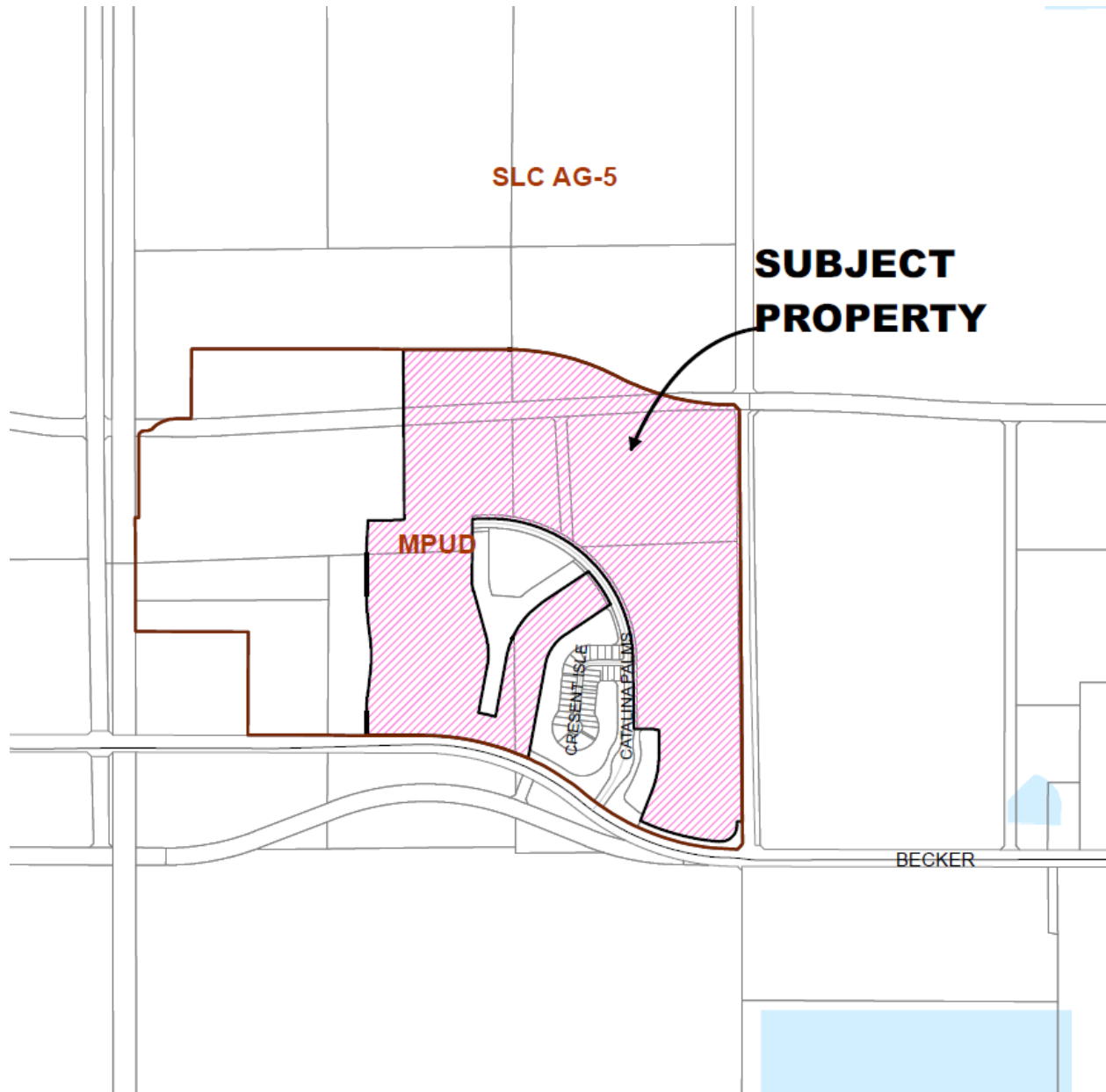


**SUBJECT  
PROPERTY**

**Location Map**



**Future Land Use**



Zoning Map

## IMPACTS AND FINDINGS

### **CONCURRENCY REVIEW (CHAPTER 160)**

The project has been reviewed for compliance with Chapter 160, City Code, and the Wilson Groves Development of Regional Impact (DRI) Development Order, regarding provision of adequate public facilities and documented as follows:

<b><i>Sanitary Sewer and Potable Water Facilities</i></b>	Sewer/water will be provided by Port St. Lucie Utility Systems Department. A developer's agreement with the City Utility Systems Department, that is consistent with the adopted level of service, is required prior to issuance of building permits.
<b><i>Traffic Circulation</i></b>	This application and Traffic Report prepared by O'Rourke Engineering & Planning dated March 14, 2024 has been reviewed by the Public Works Department for the Wilson Grove Parcel A MPUD application (P21-148) and the transportation elements of the project were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd. This application has no further transportation impacts than what was previously approved for the MPUD.
<b><i>Parks and Recreation Facilities</i></b>	Policy 1.2.11.3: Within Wilson Groves NCD, 50 acres will be dedicated toward a 100- acre regional park and an additional 40 acres of neighborhood and community parks will be provided.
<b><i>Stormwater Management Facilities</i></b>	Project will include paving and drainage plans that are in compliance with the adopted level of service
<b><i>Solid Waste</i></b>	Adequate capacity is available for future development.
<b><i>Public School Concurrency Analysis</i></b>	Per Wilson Groves DRI condition No. 51, two K-8 schools sites are required to be dedicated to the City of Port St. Lucie, pursuant to the Annexation Agreement.

**Native Habitat/Tree Protection:** The Wilson Groves DRI requires 10 acres of littoral shelves to be created where appropriate.

### **OTHER**

**Fire District:** An agreement must be provided between the Developer and the St. Lucie County Fire District for improvements necessary to provide Fire and Emergency Medical Services to the project.

**Public Art (Chapter 162):** Public Art is required for this project. The applicant shall provide an agreement with a completion deadline and bond for a future public art project to be approved.

### **Traffic Impact Analysis (by Public Works):**

No additional roadway requirements are triggered by this plat.

## **STAFF RECOMMENDATION**

The Site Plan Review Committee unanimously recommended approval of this Preliminary subdivision plat with construction plans on February 12, 2025.