



Planning / Applications / P#: P23-183

[Legal Request](#)[Application](#) [Comments](#) [Submittals](#) [Inspections](#) [Meetings](#) [Allowed Users](#) [BlueBeam](#) [History](#) [Fees](#) [Conditions](#) [Files](#) [Reports](#)[UE Application](#)[Save](#)**Project Name:**

Wilson Grove-DRI Conceptual Master Plan

Management/Property Information

Reviewers

Management

Project Type: *

DRI CONCEPTUAL MASTE... ▾

Status:

P&Z MEETING SCHED... ▾

Approved Date:**Project Number: ***

P23-183

Amended Number:**Utility File Number :**

11-681-00

Building Type :

Select... ▾

Primary Email Address:

dsorrow@cotleur-hearing.cc

Describe Request:

Conceptual Masterplan

Check this if Exempt from Public Records Request: ☐

Property Information

Address:**Project Site Location:****City Section:****Block:**

WilsonGrove

Lot:**Legal Description:**

Parcel Number

No data

Current Land Use:

Select...

Current Zoning:

Select...

Proposed Zoning:

Select...

Utility Provider:

Select...

Acreage:

Administrative:



Architectural Elevations:



Agent/Applicant

Property Owners

Authorized Signatory of Corporation

Project Architect/Engineer

Agent First Name:

Daniel

Agent Last Name:

Sorrow

Agent Business
Name:

Cotleur & Hearing

Agent Phone:

(561) 800-8426

Agent Address:

1934 Commerce Lane

Agent City:

Jupiter

Agent State:

FLORIDA

Agent Zip:

33458

Agent Email:

dsorrow@cotleur-hea

Save

October 6, 2023

Bridget Kean, AICP
Deputy Director
Planning and Zoning
City of Port St. Lucie
121 SW Port St. Lucie Blvd, Building B
Port St. Lucie, FL 34984

**P21-148 – Sundance at Wilson Groves MPUD Rezoning
Comment Response Letter**

Dear Ms. Kean,

On behalf of the applicant, please accept these revised plans and response letter regarding the project known as Sundance Parcel A MPUD Rezoning. To assist you in your review, we have provided a detailed response to each of the comments outlined in your staff comment letter dated October 4, 2023.

PLANNING AND ZONING COMMENTS

1. The Planning and Zoning Department has received the resubmittal for the above referenced project that was uploaded to the City's Fusion website on September 15, 2023. Before the Planning and Zoning Department can process a resubmittal for this application, I need to remind you of a condition of approval in the adopted Wilson Groves DRI (Resolution 11-R01) which requires the submittal of a conceptual master plan prior to final approval of any zoning application.

Condition 11 of Exhibit "B" of Resolution 11-R01 states:

Prior to final approval of any zoning application in the Wilson Groves Development of Regional Impact, the City will require the Developer to prepare a conceptual master plan to provide long-term guidance and direction for the project by showing the general location of all residential and non-residential land uses, arterial and collector roads, arterial and collector potable water, wastewater and reclaimed water infrastructure, stormwater facilities, school sites, civic and institutional sites, other major facilities, major access points and multi-use trails and greenways. The conceptual master plan shall demonstrate consistency with the NCD (New Community Development) land use category. The conceptual master plan shall be consistent with the Master Development Plan (Map H) attached to this Development Order as Exhibit "D" but shall not be adopted as an amendment to this Development Order. The

conceptual master plan shall be presented to the City's Planning and Zoning Board and the City Council for consideration and approval; provided, however, that notwithstanding the foregoing, the conceptual master plan shall only be a generalized reference tool which is not regulatory but rather a planning reference to provide long range guidance related to those lands being considered for development approval. The conceptual master plan shall be revised by the Developer from time to time as needed to show approved and proposed development, and the City and the Developer shall agree on the mutually acceptable process for doing so.

I have reviewed the Planning and Zoning Department files and did not find any record of an application for a conceptual master plan for the Wilson Groves DRI. Therefore, an application for approval of a conceptual master plan in accordance with Condition 11 is required prior to processing a zoning application.

The submittal of a DRI conceptual master plan is a requirement of the Southern Grove DRI, Western Grove DRI, Riverland-Kennedy DRI as well as the Wilson Groves DRI. I have uploaded a copy of a DRI concept plan for the Riverland-Kennedy DRI to Fusion as an example. Please submit this application at your earliest convenience so the Planning and Zoning Department can complete the review and scheduling of the MPUD through the City's approval process.

COMMENT RESPONSE: As requested, enclosed please find a conceptual master plan to be considered for approval as part of our pending MPUD zoning application. While, pursuant to the Development Order, this document is not regulatory, we agree to update the conceptual master plan as part of each future MPUD application.

If you all have any questions or need additional information, please contact me directly at dsorrow@cotleur-hearing.com or 561.747.6336 ext. 120.

Sincerely,



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

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