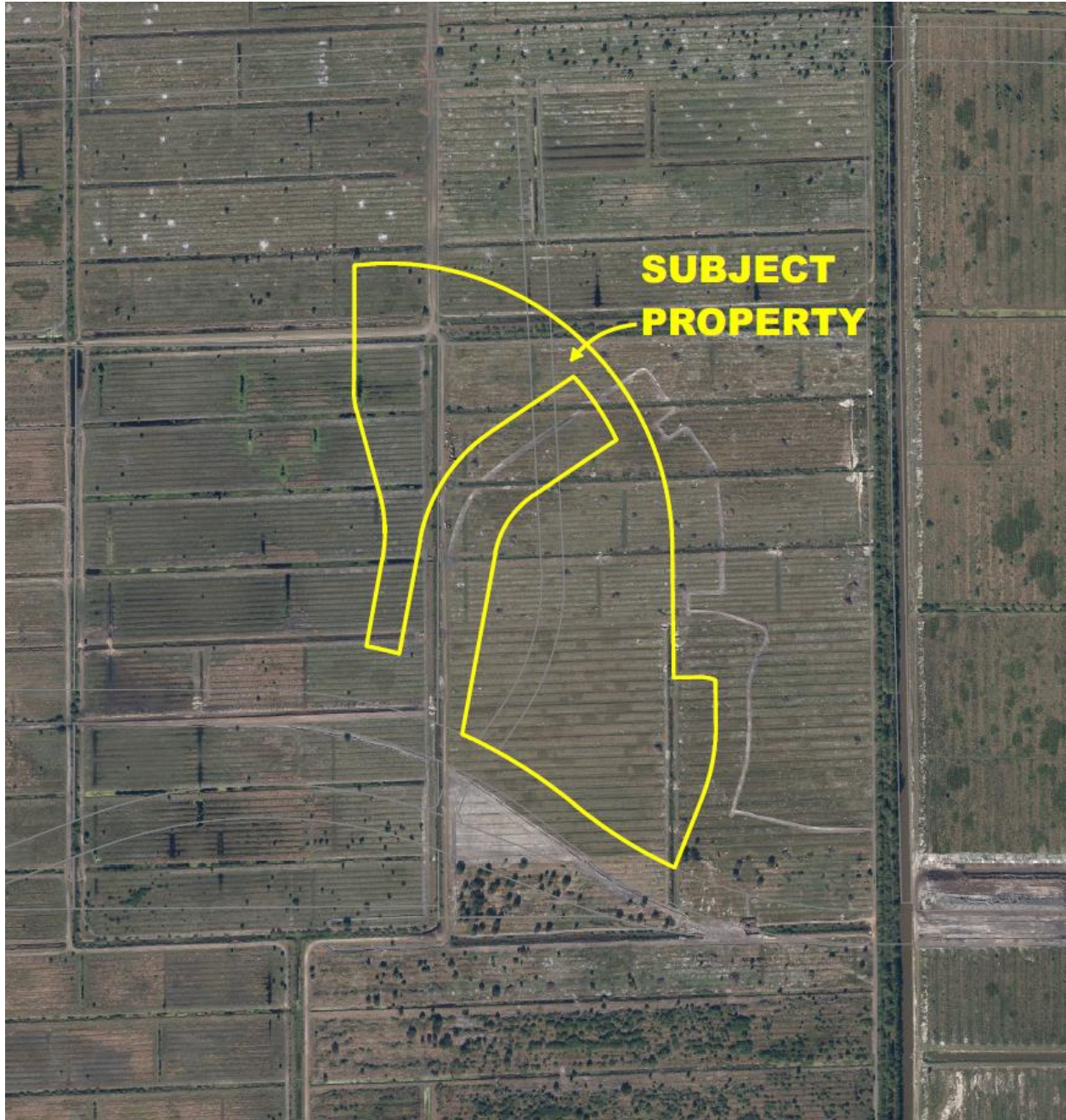




**Wilson Groves Parcel A Plat 1
Preliminary and Final Plat with Construction Plans
P24-008**



Aerial Map

SUMMARY

Applicant's Request:	Request for approval of a Preliminary and Final Plat with Construction Plans that is 51.83 acres in area and includes 34 lots for a project known as Wilson Groves Parcel A Plat 1.
Applicant:	Cotleur & Hearing, LLC
Property Owner:	ACR Acquisition, LLC
Location:	West of Interstate 95, north of Becker Road, east of Range Line Road
Project Planner:	Daniel Robinson, Planner III

Project Description

The application is for a Preliminary and Final Plat with Construction Plans. The proposed project will create 30 single family lots and 4 lots that will contain a townhome building. These lots will initially be used for a model row consisting of a sales center and parking lot, single family model homes and one model townhome building with the four units on four lots. It will be the first project entry for the Wilson Groves Development and contain rights-of way tracts, water management tracts, and a recreation tract.

Condition of Approval

Public Works Department has requested that the following condition be added to the approval of this plat.

A revised bond will be submitted within 30 days of City Council Approval of the Plat.

Previous Actions and Prior Reviews

The Site Plan Review Committee unanimously recommended approval of this Preliminary and Final subdivision plat with construction plans on July 24, 2024.

Related Projects

P21-148 Wilson Groves Parcel A MPUD approved April 8, 2024.

Location and Site Information

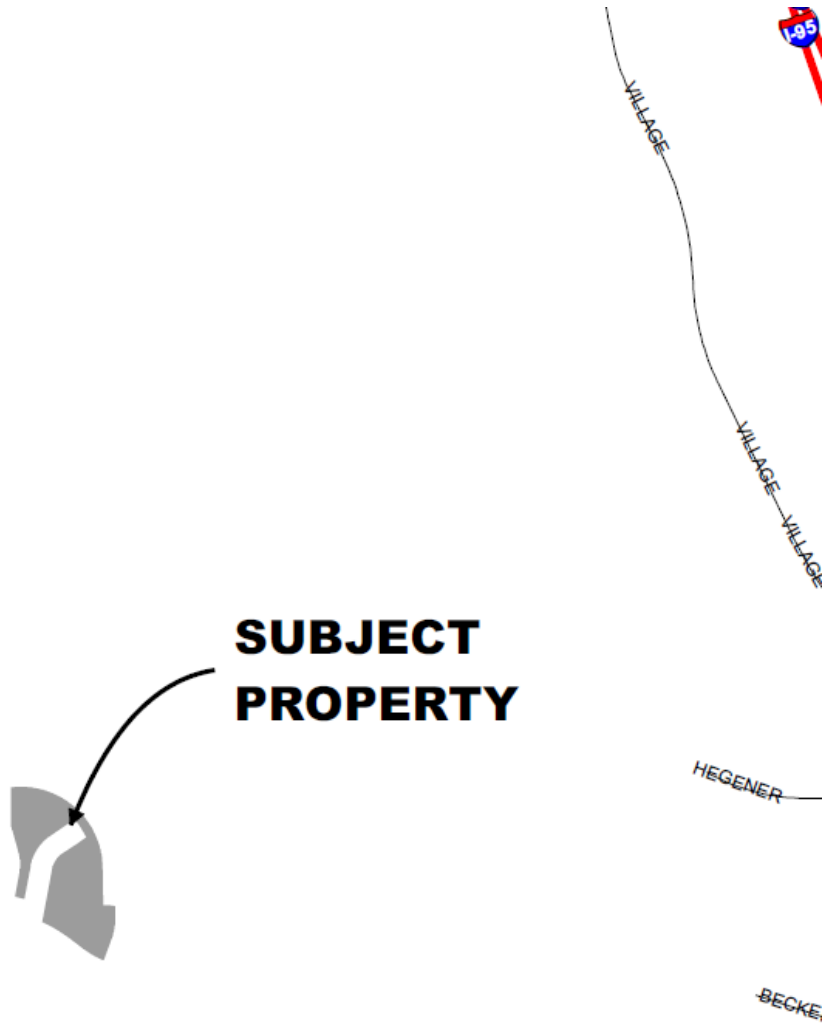
Property Size:	51.83 acres
Legal Description:	A Portion of Block 6, Tract 3, Block 3, Block 8 and Block 9 of the Plat of The Alen Wilson Grove, As Recorded in Plat Book 12, Pages 50 and 50A, of The Public Records of St Lucie County, Florida.
Future Land Use:	New Community Development (NCD)
Existing Zoning:	MPUD (Master Planned Unit Development)
Existing Use:	Vacant

Surrounding Uses

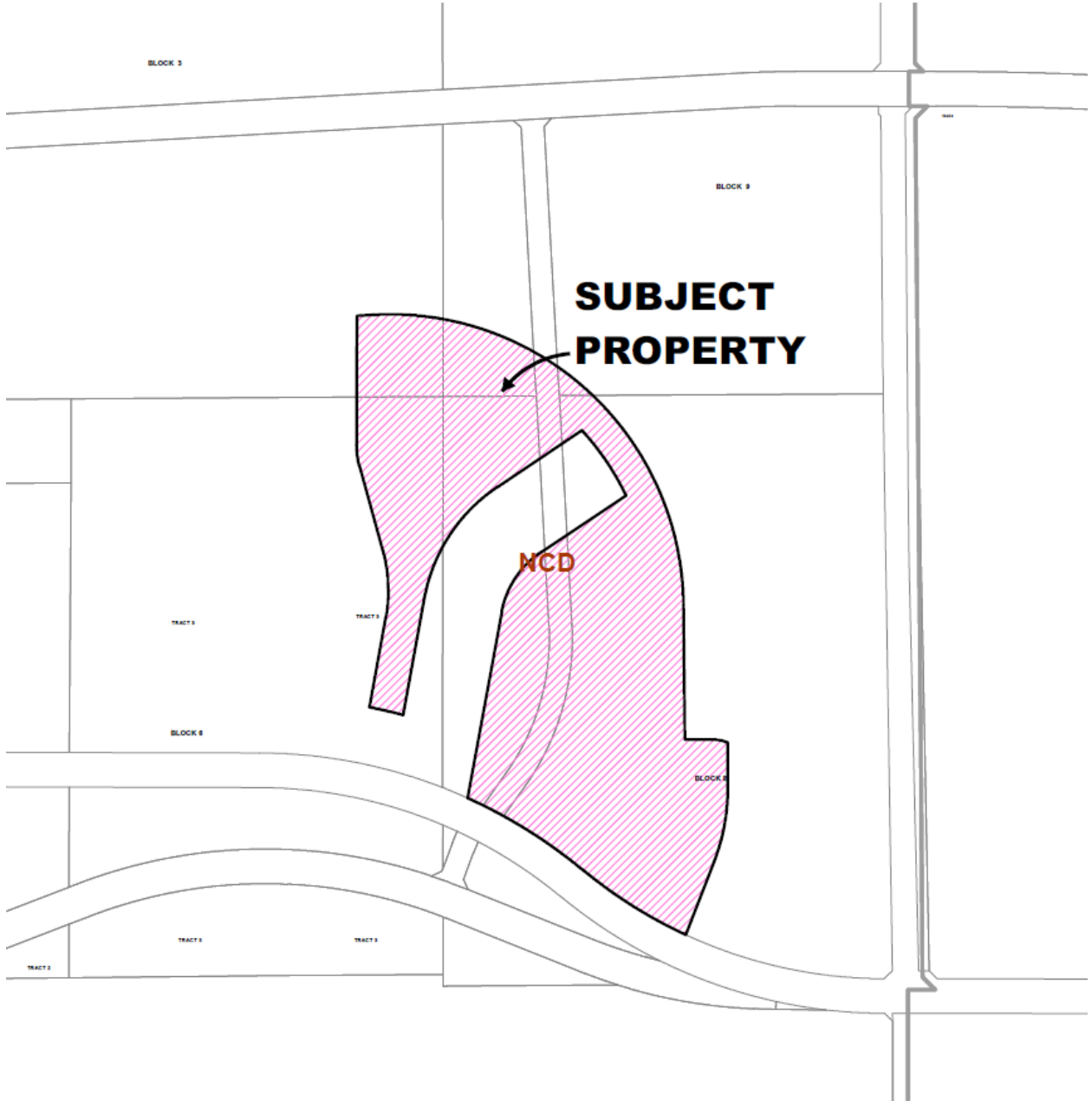
Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Vacant Land

South	NCD	Ag-5	Vacant Land
East	NCD	MPUD	Vacant Land
West	NCD	MPUD	Vacant Land

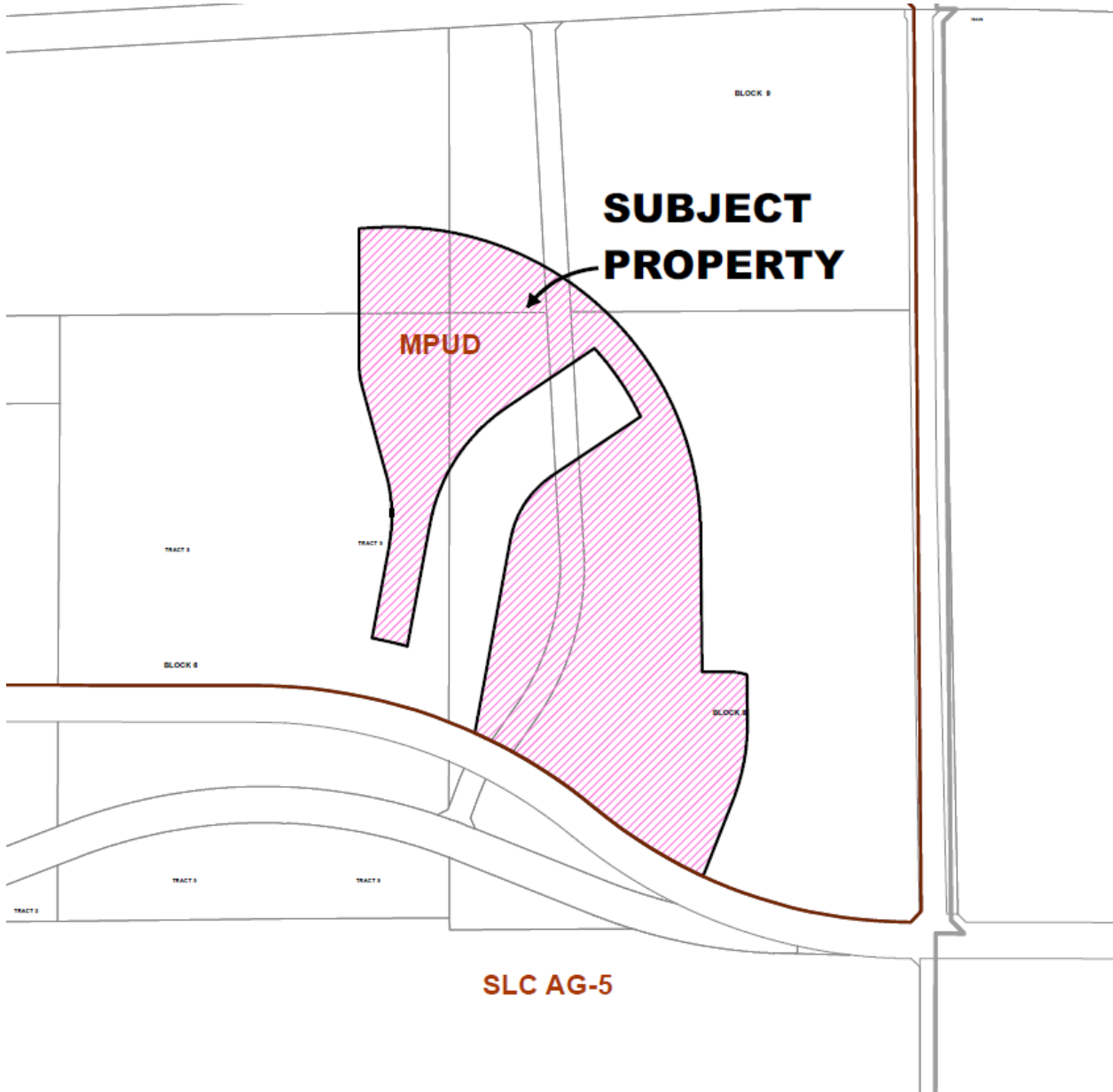
NCD (New Community Development) – MPUD (Master Planned Unit Development) – AG-5 (SLC Agricultural 5)



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:

<i>Sanitary Sewer and Potable Water Facilities</i>	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.
<i>Traffic Circulation</i>	This application and Traffic Report (provided with the Wilson Grove Parcel A Sundance MPUD, P21-148) prepared by O'Rourke Engineering & Planning dated March 14, 2024, has been reviewed by the Public Works Department 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. It is to be noted that only the standard single family trip generation rates were reviewed for the MPUD approval. Parcel A includes 1,180 Single Family Residential units. According to the ITE Trip Generation Manual, 11th edition, this equates to 1,011 PM Peak hour trips using single family trip generation rates. Wilson Groves Parcel A Plat 1 creates the boundaries for a recreation parcel and 34 single family lots. Per the latest Wilson Grove DRI, no further roadway commitments are triggered at this time.
<i>Parks and Recreation Facilities</i>	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.
<i>Stormwater Management Facilities</i>	Project will include paving and drainage plans that are in compliance with the adopted level of service
<i>Solid Waste</i>	Adequate capacity is available for future development.
<i>Public School Concurrency Analysis</i>	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.

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of Wilson Groves Parcel A Plat 1 Preliminary and Final Plat with Construction Plans on July 24, 2024.