



Planning / Applications / P#: P23-201

Legal Request

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UE Application Save

Project Name:

Wilson Grove-CPA Figure 1-6 - Large Scale

Management/Property Information

Reviewers

Management

Project Type: *

COMPREHENSIVE PLAN T... ▾

Status:

CITY COUNCIL MEETIN... ▾

Approved Date:

Project Number: *

P23-201

Amended Number:

Utility File Number :

Type file number...

Building Type :

Select... ▾

Primary Email Address:

dsorrow@cotleur-hearing.cc

Describe Request:

A revision to Figure 1-6 of the Comprehensive Plan

Check this if Exempt from Public Records Request:

Current Land Use:

Select... ▾

Current Zoning:

Select... ▾

Proposed Zoning:

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

November 1, 2023

Bridget Kean
Port St. Lucie Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, FL 34984

RE: Wilson Groves Comprehensive Plan Amendment Figure 1-6

Ms. Kean,

Please find attached a revised version of Figure 1-6 of the Port St. Lucie Comprehensive Plan for the Wilson Groves project. The total acreage of each land use within Wilson Groves remains the same. Below are the notable changes found on the revised Figure 1-6 for the Wilson Groves DRI:

- Becker Road has been realigned to reflect the constructed alignment that is almost 500' north of where it was shown on the approved Figure 1-6.
- Parcel A: 419 acres of Residential, 20 acres of Neighborhood Village Commercial (NVC) land uses
- Parcel B: 358 acres of Residential, 10 acres of NVC land uses
- Parcel C: 183 acres of Residential, 17 acres of NVC, 180 acres of Mixed-Use land uses
- Parcel D: 227 acres of Residential, 143 acres of Mixed-Use land uses
- Parcel E: 247 acres of Residential, 10 acres of NVC, 115 acres of Mixed-Use land uses
- Parcel F: 316 acres of Residential, 128 acres of Mixed-Use land uses
- No net change in total land use acreages within the Wilson Groves DRI.
- Parcels have been re-labeled from the existing Figure 1-6.

The 214 acres of Mixed-Use land use previously shown on N/S A and Becker Road in Parcels A and B (previously labeled Parcels B and D) has been evenly redistributed among Parcels C, D, E, and F in the proposed Figure 1-6. The total land use acreages remain unchanged at 1,876 acres of Residential, 57 acres of NVC, and 566 acres of Mixed-Use.

We look forward to working with the City of Port St. Lucie on this application. If you have any questions, please don't hesitate to reach out to me at 561-747-6336 or dsorrow@cotleur-hearing.com.

Sincerely,



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

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


May 12th, 2021

City of Port St. Lucie
Planning and 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 Coteleur and 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 of 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

Ramzi Akel

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 21 day of MAY, 21 21 by RAMZI AKEL who is personally known to me or has produced _____ as identification.

[NOTARIAL
SEAL]



TERESA HUGO TIGERT
Commission # GG 160795
Expires March 8, 2022
Bonded Thru Budget Notary Services

Teresa Hugo Tigert

NOTARY PUBLIC, State of Florida

STATEMENT OF AUTHORITY

September 2, 2022

City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie, FL 34984

Re: **47.566 acre property legally described as THE EAST 200.00 FEET OF SECTIONS 30 AND 31, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA -**
(w/in "Wilson Groves project")

To Whom It May Concern:

I/We, Florida Power & Light Company as the property owner for the above referenced project, consent to allow **Cotleur & Hearing and ACR Acquisitions, LLC** to pursue all planning related items including but not limited to a Development of Regional Impact, Map H, and MUPD Zoning for the property described in the attached legal description.

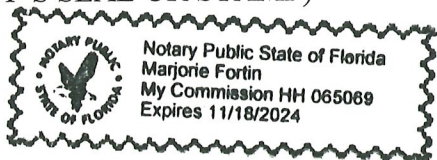
Sincerely,

Gregg Hall

Gregg A. Hall, FPL Siting & Permitting Manager

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 6th day of September 2022, by Gregg Hall. He/she who is personally known to me, or has produced _____ as identification and did/did not take an oath (circle correct response).

(NOTARY'S SEAL OR STAMP)



Marjorie Fortin

(Signature)

Marjorie Fortin

(Name - type, stamp or print clearly)