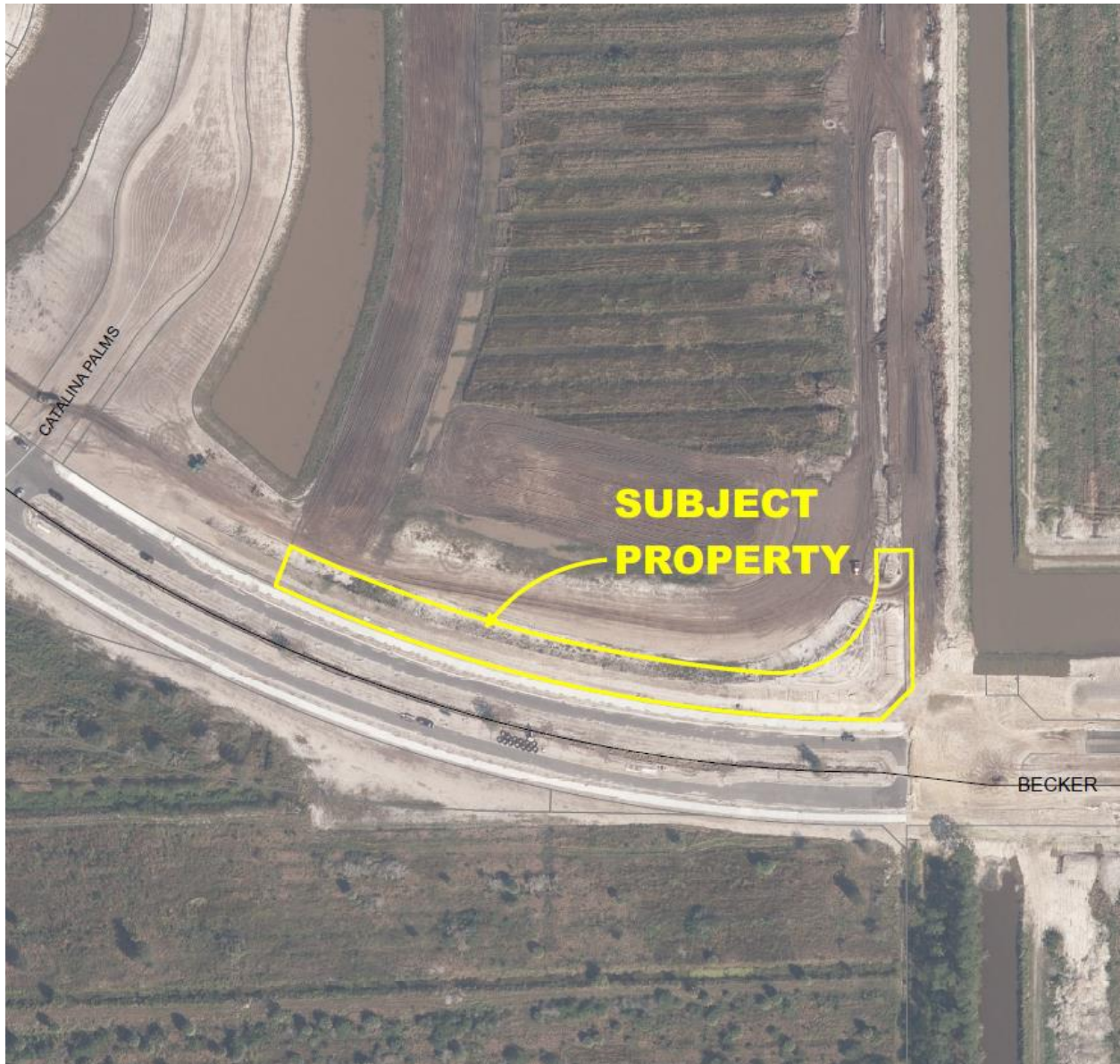




**Wilson Groves Parcel A Plat 3
Preliminary and Final Plat with Landscape Plans
P24-156**



Aerial Map

SUMMARY

| | |
|----------------------|---|
| Applicant's Request: | Request for approval of a Preliminary and Final Plat with Landscape Plans that is 1.57 acres in area and includes an open space tract for a project known as Wilson Groves Parcel A Plat 3. |
| Applicant: | Cotleur-Hearing |
| Property Owner: | ACR Acquisition LLC |
| Location: | The tract is located on the northwest corner of Riverland Boulevard and Becker Road. |
| Project Planner: | Daniel Robinson, Planner III |

Project Description

The application is for a Preliminary and Final Plat with Landscape Plans. The proposed plat is to create an open space tract for perimeter landscaping along Becker Road.

Previous Actions and Prior Reviews

The Site Plan Review Committee unanimously recommended approval of this Preliminary and Final subdivision plat with landscape plans on October 23, 2024.

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

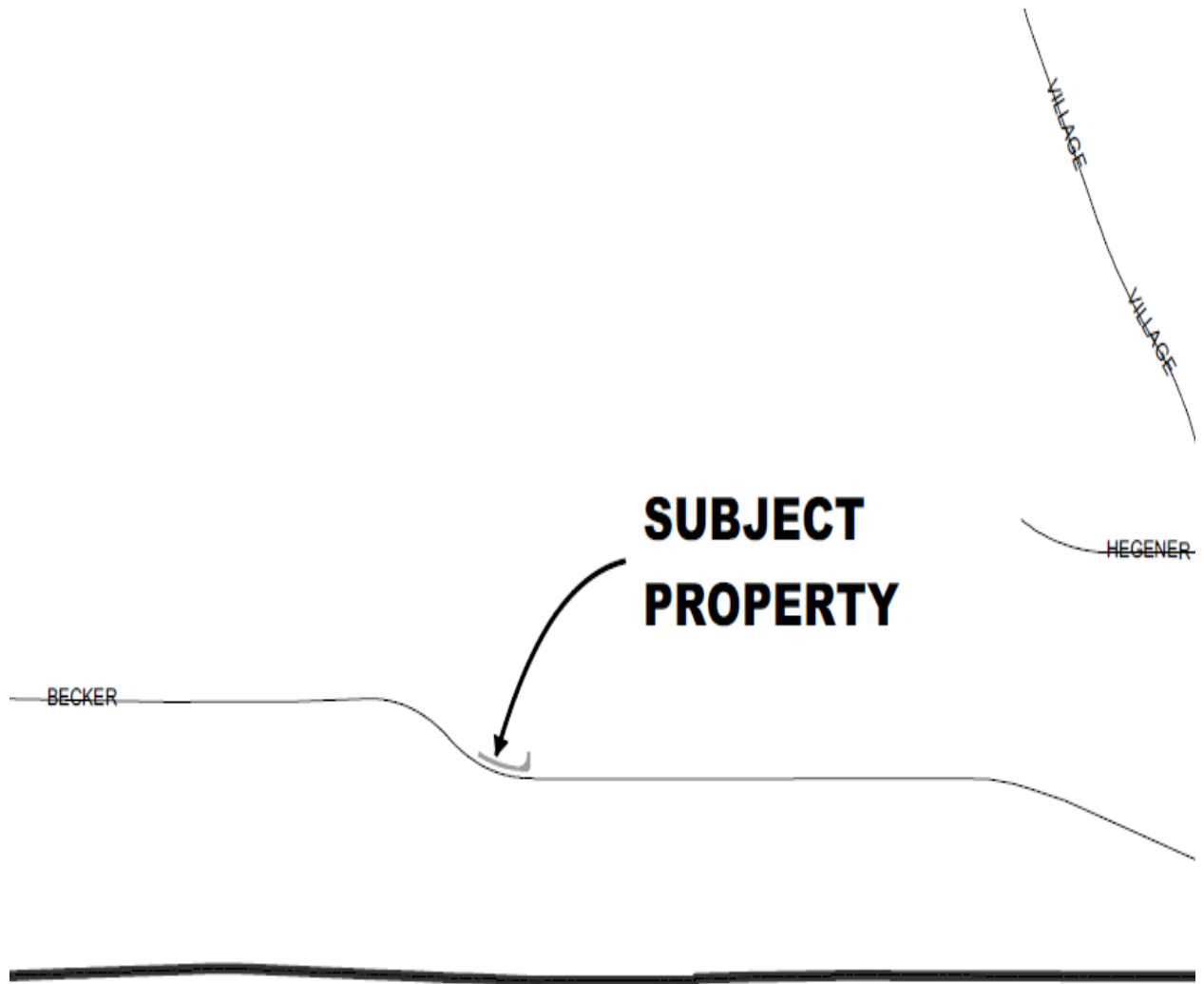
Location and Site Information

| | |
|--------------------|---|
| Property Size: | 1.57 acres |
| Legal Description: | Being a portion of Block 8, of the of The Alan Wilson Grove plat. |
| Future Land Use: | New Community Development (NCD) |
| Existing Zoning: | PUD (Planned Unit Development) |
| Existing Use: | Vacant |

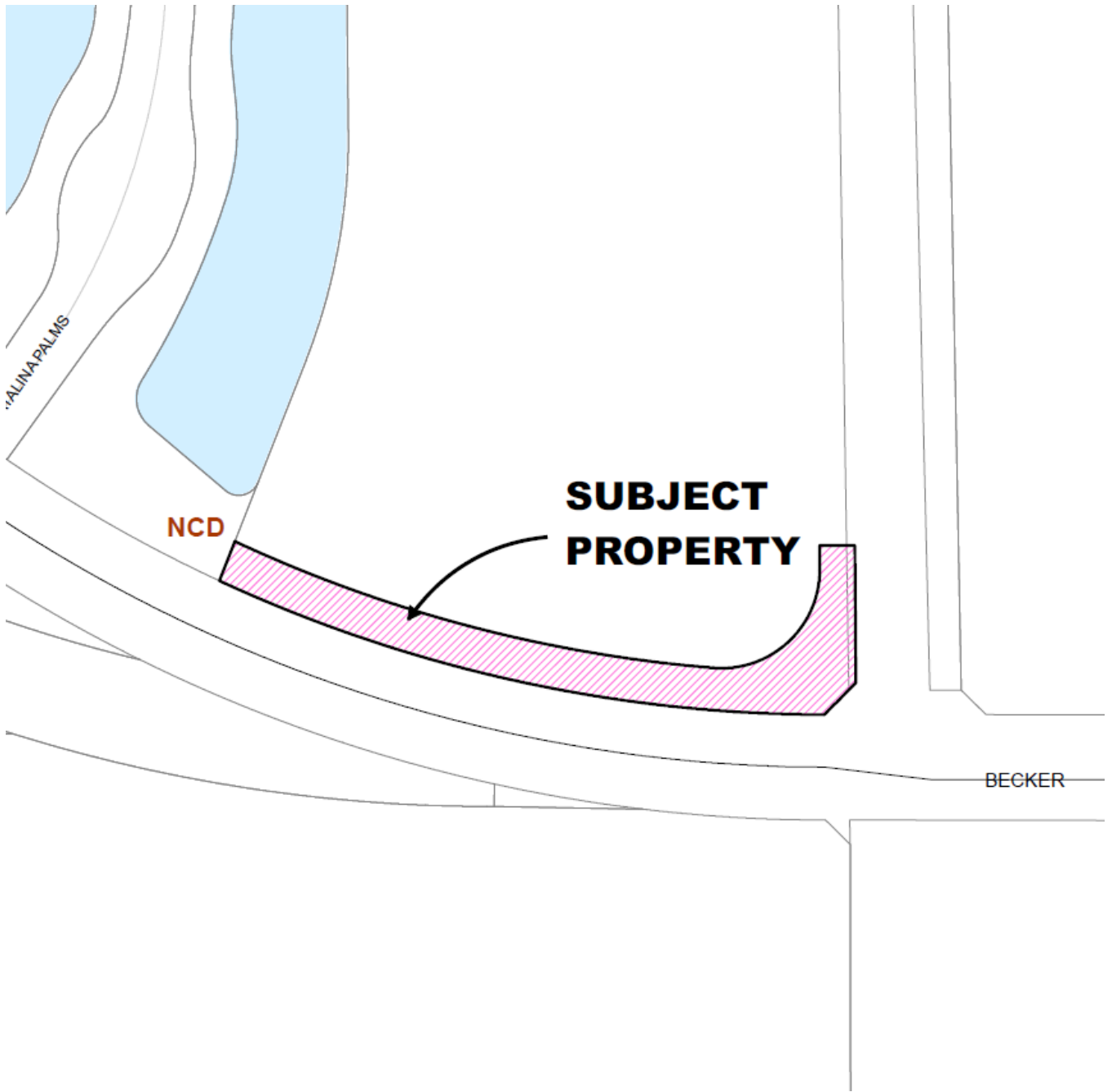
Surrounding Uses

| Direction | Future Land Use | Zoning | Existing Use |
|-----------|-----------------|----------|------------------------|
| North | NCD | PUD | Verano Development |
| South | NCD | SLC AG-5 | St Lucie County School |
| East | NCD | SLC AG-5 | Verano Development |
| West | NCD | PUD | Verano Development |

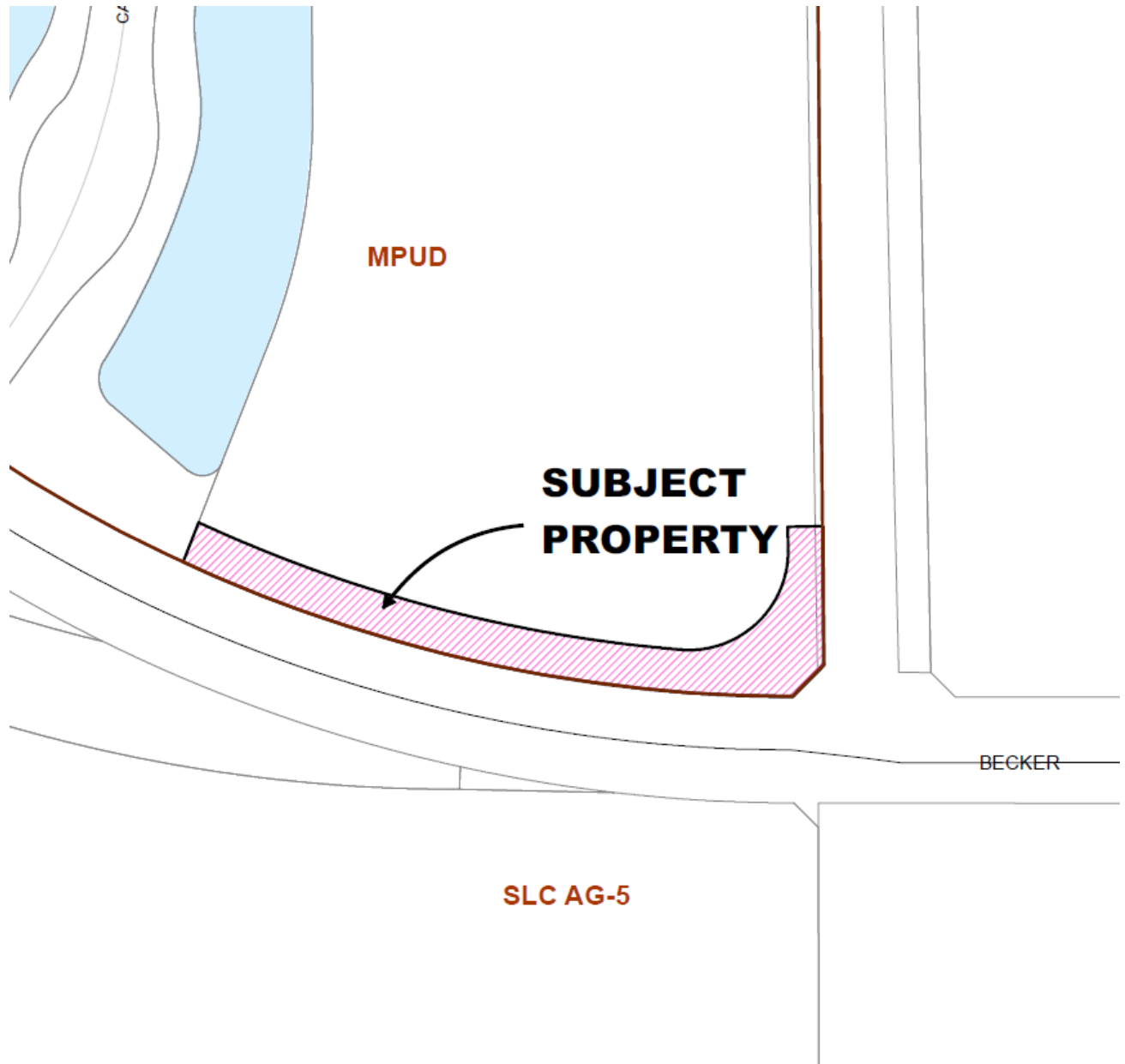
NCD (New Community Development) – PUD (Planned Unit Development) – SLC AG-5 (St Lucie County Agricultural 5)



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. |
| <i>Traffic Circulation</i> | 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 open space tract will not generate any traffic trips. This application has no further transportation impacts than what was previously approved for the MPUD. |
| <i>Parks and Recreation Facilities</i> | N/A |
| <i>Stormwater Management Facilities</i> | N/A |
| <i>Solid Waste</i> | N/A |
| <i>Public School Concurrency Analysis</i> | N/A |

Native Habitat/Tree Protection: There is no native habitat on this parcel.

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): N/A 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 and Final subdivision plat with landscape plans on October 23, 2024.