

January 11, 2024

The Honorable Shannon M. Martin
Mayor, City of Port St. Lucie
121 S.W. Port St. Lucie Boulevard
Port St. Lucie, Florida 34984

Dear Mayor Martin:

The Florida Department of Commerce (FloridaCommerce) has reviewed the proposed comprehensive plan amendment for the City of Port St. Lucie (Amendment No. 23-05ESR) received on December 12, 2023. The review was completed under the expedited state review process. We have no comment on the proposed amendment.

The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. In addition, the City is reminded that:

- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the City. **If the City receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**
- **The second public hearing**, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to FloridaCommerce and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.
- **The adopted amendment must be transmitted to FloridaCommerce within ten working days after the second public hearing pursuant to 163.3184(3)(c)2., F.S.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after FloridaCommerce notifies the City that the amendment package is complete or, if challenged, until it is found to be in compliance by FloridaCommerce or the Administration Commission.

If you have any questions concerning this review, please contact David Pullin, Planning Analyst, by telephone at (850)-717-8503 or by email at david.pullin@commerce.fl.gov.

Sincerely,



Yazmin Valdez, Regional Planning Administrator
Bureau of Community Planning and Growth

YV /dp

Enclosure(s): Procedures for Adoption

cc: Anne Cox, AICP, Assistant Director of Planning and Zoning, City of Port St. Lucie
Thomas Lanahan, Executive Director, Treasure Coast Regional Planning Council

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR EXPEDITED STATE REVIEW

Section 163.3184(3), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit electronically using FloridaCommerce's electronic amendment submittal portal "**Comprehensive Plan and Amendment Upload**" (<https://fldeo.my.salesforce-sites.com/cp/>) **or** submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ State Land Planning Agency identification number for adopted amendment package;

_____ Summary description of the adoption package, including any amendments proposed but not adopted;

_____ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

_____ Ordinance number and adoption date;

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact;

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendments, an adopted future land use map, **in color format**, clearly depicting the parcel, its future land use designation, and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

_____ Copy of the executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for expedited review:

"The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

_____ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review;

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

_____ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency.

From: [Hymowitz, Larry](#)
To: [DCPexternalagencycomments](#); [Bridget Kean](#)
Cc: [Colt Schwerdt](#); [Anne Cox](#); [Mary Savage-Dunham](#); [Diana Spriggs](#); [Buchwald, Peter](#); [MPA Kori Benton](#); [Stephanie Heidt](#); [Naselius, Ben](#); [Martinez, Cesar](#); [Castro, Carlos](#); [Stroh, Justin](#); [Walia, Kent](#); [Bush, Lois](#); [Harari, Laurie](#); [David J. Pullin \(david.pullin@deo.myflorida.com\)](#)
Subject: City of Port St. Lucie 23-5ESR - FDOT District Four Review
Date: Wednesday, January 10, 2024 4:13:01 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Pursuant to Section 163.3184(3), Florida Statutes (F.S.), in its role as a reviewing agency as identified in Sections 163.3184(1)(c) and 163.3184(4)(c), F.S., the Florida Department of Transportation (FDOT) reviewed the proposed City of Port St Lucie Comprehensive Plan Amendment 23-5ESR for transmittal of P23-201 relating to text and map changes to the Future Land Use Element pertaining to Wilson Groves.

FDOT is providing the following technical assistance comment and recommendation consistent with Section 163.3168(3), F.S. The technical assistance comment is intended to strengthen the City's comprehensive plan to foster a vibrant, healthy community and is designed to ensure consistency with the Community Planning Act in Chapter 163, Part II, F.S.

Technical Assistance Comment #1

The prior conceptual land use master plan for Wilson Groves and the master plan as amended with this amendment both allocate a distribution of mixed use, village commercial, and residential future land uses, and school locations along the roadway frontage of Becker Road. The Department is concerned about the potential for implementation of the land use master plan without regard to the compatibility of the land uses with the designation of Becker Road as a freight corridor in the Treasure Coast Regional Freight Plan (see pdf page 61: <http://www.stlucietpo.org/documents/2040TreasureCoastRegionalFreightPlan-April%202017.pdf>) and the designation of Becker Road by the St. Lucie Transportation Planning Organization (TPO) on the St. Lucie Freight Network Update Map as a Proposed Freight Network facility (see pdf pages 34-37: http://www.stlucietpo.org/documents/December6_2023TPOBoardAgendaPacket.pdf). The identification and treatment of freight corridors does not appear to be included in the City's Comprehensive Plan.

Becker Road, from I-95 to Village Parkway, is now part of the updated St. Lucie TPO Freight Network Map. This recent update to the map extends and designates the western section of Becker Road beyond Village Parkway as a proposed freight network corridor, connecting Range Line Road to the Becker Road I-95 interchange. Additionally, the Florida Department of Transportation is conducting a planning-level assessment to identify Freight Activity Areas, including analysis of industrial development activity off Becker Road west of the I-95 interchange.

Recommendation for Technical Assistance Comment #1

It is recommended that the City coordinate with St. Lucie TPO, St. Lucie County, and FDOT District Freight Coordinator, Justin Stroh, regarding enhancements to the Comprehensive Plan before adopting this amendment. This coordination aims to discuss local and regional freight logistics planning issues affecting the City, including freight related roadway design considerations on Becker Road and elsewhere and land use compatibility issues. Mr. Stroh can be reached at 954-777-4517 (justin.stroh@dot.state.fl.us).

The Department requests one electronic copy of all comprehensive plan amendment materials, including graphic and textual materials and support documents when the amendment is adopted. Please feel free to contact me as well if I can assist with addressing the technical assistance recommendation.

Thank you.



Larry Hymowitz

Planning Specialist, Policy and Mobility Planning Section
Planning & Environmental Management - FDOT District Four
p: (954) 777-4663 f: (954) 677-7892
a: 3400 W. Commercial Boulevard, Ft. Lauderdale, FL 33309
e: larry.hymowitz@dot.state.fl.us w: www.dot.state.fl.us



Together our actions have the power to save lives!



From: [Mary Savage-Dunham](#)
To: [Bridget Kean](#); [Anne Cox](#)
Subject: FW: City of Port St. Lucie Comprehensive Plan Amendment No. 23-06ESR
Date: Thursday, December 14, 2023 5:25:49 PM
Attachments: [image001.png](#)
[image002.png](#)

fyi



www.CityofPSL.com

Mary F. Savage-Dunham, AICP, CFM

Director

Planning & Zoning Department

o. 772-873-6350 c. 772-259-1515
a. 121 SW Port St. Lucie Blvd., Port St. Lucie,
FL 34984



From: Stephanie Heidt <sheidt@tcrpc.org>
Sent: Thursday, December 14, 2023 10:05 AM
To: [Bethany Gribbs](mailto:grubbsb@stlucieco.org) <grubbsb@stlucieco.org>; [Mary Savage-Dunham](mailto:mdunham@cityofpsl.com) <mdunham@cityofpsl.com>
Subject: City of Port St. Lucie Comprehensive Plan Amendment No. 23-06ESR

This is to notify you that the Treasure Coast Regional Planning Council will be reviewing the above-referenced plan amendment, which we received on December 13, 2023.

Council staff will review the amendment for extrajurisdictional impacts and impacts on significant regional resources and facilities. Council will provide a written report to the City and a copy of the report to the State Land Planning Agency within 30 calendar days of receipt.

If you have any questions or comments, please feel free to contact me.



Stephanie Heidt, AICP

Economic Development and Intergovernmental Programs Director
Cell 772.475.3863 ~ Office: 772.221.4060 ~ Email: sheidt@tcrpc.org
421 SW Camden Avenue ~ Stuart, Florida 34994

Disclaimer: Florida has a very broad public records law. As a result, any written communication created or received by the Treasure Coast Regional Planning Council will be made available to the public and media, upon request, unless otherwise exempt. Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, please do not send electronic mail to this office. Instead, contact our office by phone.

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 4B7

From: Staff

Date: January 12, 2024

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the City of Port St. Lucie Comprehensive Plan
Amendment No. 23-05ESR

Introduction

The Community Planning Act, Chapter 163, *Florida Statutes*, authorizes the regional planning council to review local government comprehensive plan amendments prior to their adoption. The regional planning council review and comments are limited to adverse effects on regional resources or facilities identified in the Strategic Regional Policy Plan (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. Council must provide any comments to the local government within 30 days of the receipt of the proposed amendments and must also send a copy of any comments to the state land planning agency.

The amendment package from the City of Port St. Lucie was received on December 12, 2023 and contains text amendments to the Future Land Use Element (FLUE) of the comprehensive plan. This report includes a summary of the proposed amendments and Council comments.

Summary of Proposed Amendments

The amendments are being requested by ACR Acquisitions, LLC, as the developer of the Wilson Groves Development of Regional Impact (DRI). The proposed text amendments will revise Figure 1-6, the Wilson Groves NCD District Conceptual Master Plan.

Wilson Groves is an approved DRI that is located west of Interstate 95, east of Range Line Road, north of the C-23 Canal, and immediately south and west of the Riverland Kennedy DRI. The Wilson Groves DRI is approximately 2,499 acres in size. The future land use classification is New Community Development District (NCD). NCD is a future land use classification for developments of regional impact to facilitate the development of mixed use communities. Each NCD District is divided into defined sub-districts. Policy 1.2.1.3 of the comprehensive plan requires a conceptual master plan to be developed to illustrate how the seven land use sub-categories (Residential, Neighborhood/Village Commercial Areas, Town Center, Resort, Employment Center, Regional Business Center and Mixed-Use) in an NCD District are allocated, where they are located, and how they function in relation to each other. The conceptual master plan for each NCD District is adopted into the City's Comprehensive Plan.

Policy 1.2.2.1 of the FLUE requires an NCD District to contain a minimum of three land use sub-districts. The Wilson Groves NCD District is comprised of 57 acres of Neighborhood/Village Commercial sub-district, 566 acres of Mixed-Use sub-district, and 1,876 acres of Residential sub-district as depicted on Figure 1-6 and identified under Policy 1.2.22.2 in the FLUE. Additionally, Florida Power and Light owns 47 acres, which consists of a 200-foot wide right-of-way that runs through the middle of the property. No development will take place on the FPL property, other than roads.

The proposed text amendment will amend Figure 1-6 to adjust the locations for the Mixed Use, Neighborhood/Village Commercial, and the Residential sub-districts to accommodate a revised development plan for the Wilson Groves DRI. No changes are proposed to the acreage totals for each sub-district. Specifically, the proposed amendments to Figure 1-6 are as follows:

1. The re-alignment of Becker Road approximately 500 feet to the north to reflect the revised alignment of the roadway agreed to by the City.
2. Rename the area that is bounded by Range Line Road to the west, E/W 3 (Marshall Parkway) to the north, N/S A to the east, and SW Hegener Drive to the south that is identified as Parcel F on the existing Figure 1-6 as Parcel E on the proposed Figure 1-6.
 - a. On the existing Figure 1-6, Parcel F consists of 62 acres of mixed use land use immediately west of N/S A and between E/W 3 (Marshall Parkway) and SW Hegener Drive, 300 acres of residential land use, and 10 acres of Neighborhood/Village Commercial land use at the northwest corner of Hegener Drive and N/S A.
 - b. On the proposed Figure 1-6, Parcel E will consist of 115 acres of mixed use land use immediately west of N/S A and between E/W 3 (Marshall Parkway) and SW Hegener Drive, 10 acres of Neighborhood/Village Commercial land use at the northwest corner of the SW Hegener Drive and N/S A, and 247 acres of residential land use.
3. Rename the area that is bounded by N/S A to the west, E/W 3 (Marshall Parkway) to the north, N/S B to the east, and SW Hegener Drive to the south that is identified as Parcel E on the existing Figure 1-6 as Parcel F on the proposed Figure 1-6.
 - a. On the existing Figure 1-6, Parcel E consists of 74 acres of mixed use land use immediately east of N/S A and between E/W 3 (Marshall Parkway) and SW Hegener Drive and 370 acres of residential land use.
 - b. On the proposed Figure 1-6, Parcel F will consist of 128 acres of mixed use land use immediately east of N/S A and between Marshall Parkway and SW Hegener Drive and 316 acres of residential land use.
4. Rename the area that is bounded by Range Line Road to the west, SW Hegener Drive to the north, N/S A to the east, and Becker Road to the south that is identified as Parcel D on the existing Figure 1-6 as Parcel B on the proposed Figure 1-6.
 - a. On the existing Figure 1-6, Parcel D includes 110 acres of mixed use land use immediately west of N/S A and between SW Hegener Drive and Becker Road, 10 acres of Neighborhood/Village Commercial land use at the northeast corner of Range Line Road and Becker Road, 10 acres of Neighborhood/Village Commercial at the northwest corner of N/S A and Becker Road, and 362 acres of residential land use.
 - b. On the proposed Figure 1-6, Parcel B will consist of 358 acres of residential land use and 10 acres of Neighborhood/Village Commercial at the northeast corner of Range Line Road and Becker Road.

5. Rename the area that is bounded by N/S A to the west, SW Hegener Drive to the north, N/S B to the east, and Becker Road to the south that is identified as Parcel B on the existing Figure 1-6 as Parcel A on the proposed Figure 1-6.
 - a. On the existing Figure 1-6, Parcel B includes 104 acres of mixed use land use immediately east of N/S A and between SW Hegener Drive and Becker Road, 15 acres of Neighborhood/Village Commercial at the northwest corner of Becker Road and N/S B, and 390 acres of residential land use.
 - b. On the proposed Figure 1-6, Parcel A will consist of 419 acres of residential land use and 20 acres of Neighborhood/Village Commercial at the northeast corner of Becker Road and N/S A.
6. Maintain the name Parcel C for the area bounded by Range Line Road to the west, Becker Road to the north, the FPL tract to the east, and the C-23 Canal to the south, but adjust the allocations.
 - a. On the existing Figure 1-6, Parcel C consists of 126 acres of mixed use land use immediately south of Becker Road and east of Range Line Road, 12 acres of Neighborhood/Village Commercial at the southeast corner of Range Line Road and Becker Road, and 204 acres of residential land use.
 - b. Under the proposed Figure 1-6, Parcel C will consist of 180 acres of mixed use immediately south of Becker Road and east of Range Line Road, 12 acres of Neighborhood/Village Commercial at the southeast corner of Range Line Road and Becker Road, 5 acres of Neighborhood/Village Commercial at the southwest corner of Becker Road and N/S A, and 183 acres of residential land use.
7. Rename the area bounded by the FPL tract to the west, Becker Road to the north, N/S B to the east, and the C-23 Canal to the south that is identified as Parcel A on the existing Figure 1-6 as Parcel D on the proposed Figure 1-6.
 - a. On the existing Figure 1-6, Parcel A consists of 90 acres of mixed use land use immediately south of Becker Road between the FPL tract and N/S B and 250 acres of residential land use.
 - b. On the proposed Figure 1-6, Parcel D will consist of 143 acres of mixed use immediately south of Becker Road between the FPL tract and N/S B and 227 acres of residential land use.
8. Relocate one of the K-8 schools from the southeast quadrant of the intersection of E/W 3 (Marshall Parkway) and N/S A (existing Parcel E) to the area south of Becker and east of the FPL tract (proposed Parcel D).
9. Relocate a proposed fire station site from the northwest corner of SW Hegener Drive and N/S A (existing Parcel F) to the area south of Becker Road and east of FPL tract (proposed Parcel D).
10. Add the 50 acre civic site required by the fourth amendment to the SW Annexation Agreement to Figure 1-6. It is shown on proposed Parcel D.

An updated traffic study shows that the proposed changes to Figure 1-6 can be accommodated within the planned roadway network for Wilson Groves at the time of buildout and construction of all required transportation improvements. Additionally, the reassignment of trips with this proposal does not result in any additional capacity deficiencies on the roadway segments internal to the site that are not already addressed in the DRI commitments. The City's traffic consultant does recommend that the City require an up-to-date traffic study with any future amendment to the Wilson Groves DRI. The consultant also recommends that the City require a traffic analysis of

the intersections with each future plat to verify if any improvements are needed at that time. Since there is a condition in the DRI development order that requires a trip generation analysis with each site plan and residential subdivision plat, the City's Public Works Department will be able to address the traffic consultant's recommendations with future submittals

Regional Impacts

No adverse effects on regional resources or facilities have been identified.

Extrajurisdictional Impacts

Council requested comments from local governments and organizations expressing an interest in reviewing the proposed amendment on December 14, 2023. No direct extrajurisdictional impacts have been identified. On December 28, 2023, Council received correspondence from Martin County expressing concerns related to traffic impacts on roadways in Martin County exacerbated by the City's previous elimination of the extension of Village Parkway into Martin County. A copy of the correspondence is included as Exhibit 5.

Conclusion

No adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified.

With respect to potential transportation impacts and because I-95 is part of the Strategic Intermodal System and identified as a regional facility in Council's Strategic Regional Policy Plan, Council encourages the City to consult with the Florida Department of Transportation to ensure that projected trips are accurate and all impacts from the proposed development are considered. Council also supports a collaborative approach at the regional and local levels and encourages the City to coordinate transportation needs with St. Lucie County, Martin County, the Florida Department of Transportation, the St. Lucie Transportation Planning Organization, the Martin Metropolitan Planning Organization, and transit providers. With the anticipated growth and recently approved development and potential development in the city and county, it is important to recognize that some trips begin or end outside of the city limits using countywide, regional or state transportation resources and facilities.

Recommendation

Council should approve this report and authorize its transmittal to the City of Port St. Lucie and FloridaCommerce.

Council Action – January 19, 2024

Vice Mayor Marino from Palm Beach County moved approval of the staff report. Councilmember Bournique, Gubernatorial Appointee for Indian River County, seconded the motion, which carried unanimously.

Attachments

List of Exhibits

Exhibit

- 1 General Location Map
- 2 Aerial Location Map
- 3 Existing Figure 1-6 Wilson Groves NCD District Conceptual Master Plan
- 4 Proposed Figure 1-6 Wilson Groves NCD District Conceptual Master Plan
- 5 Letter dated December 28, 2023 from Martin County
- 6 Letter dated January 17, 2024 from the City of Port St. Lucie (with attachments)

Exhibit 1 General Location Map

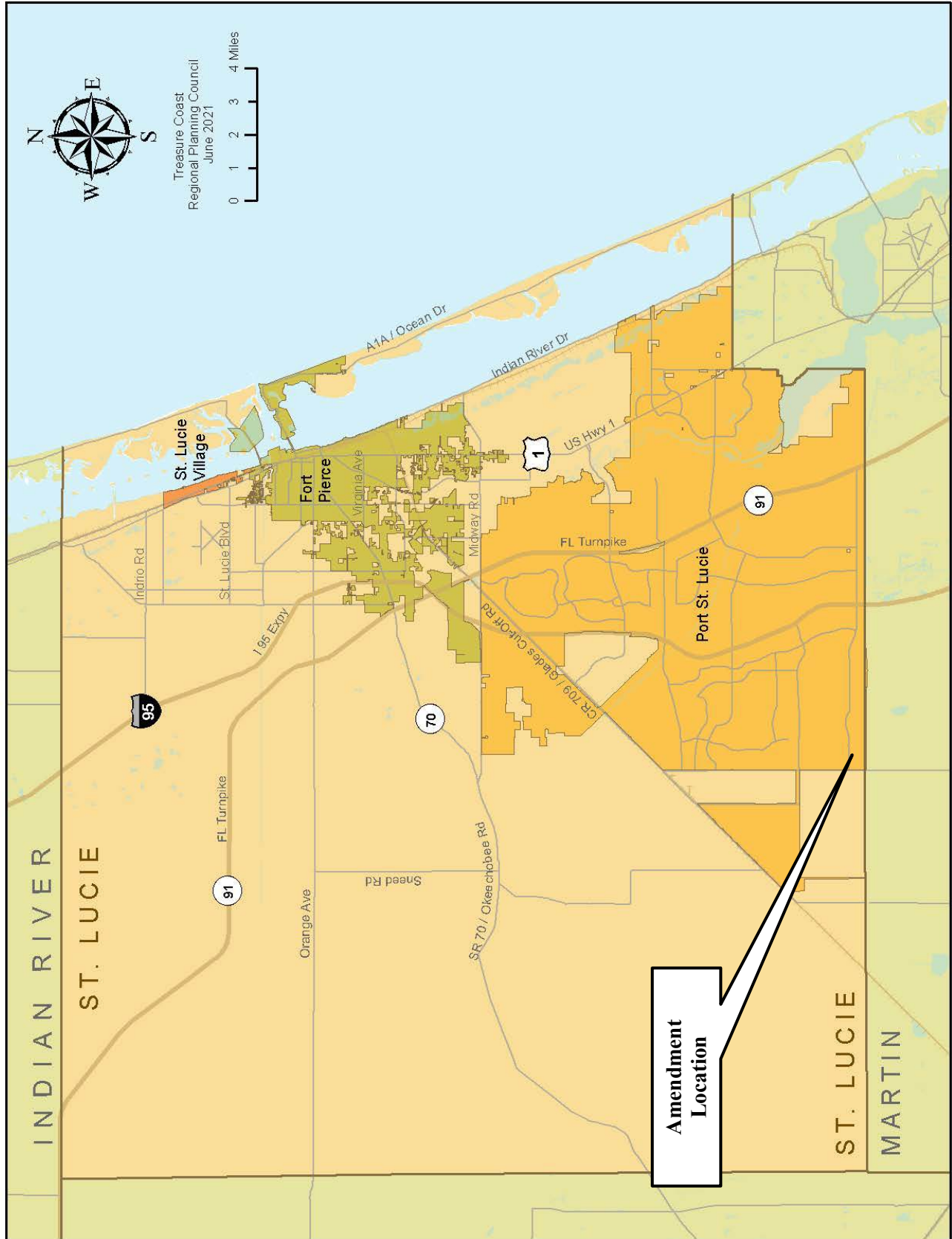


Exhibit 2 Aerial Location Map

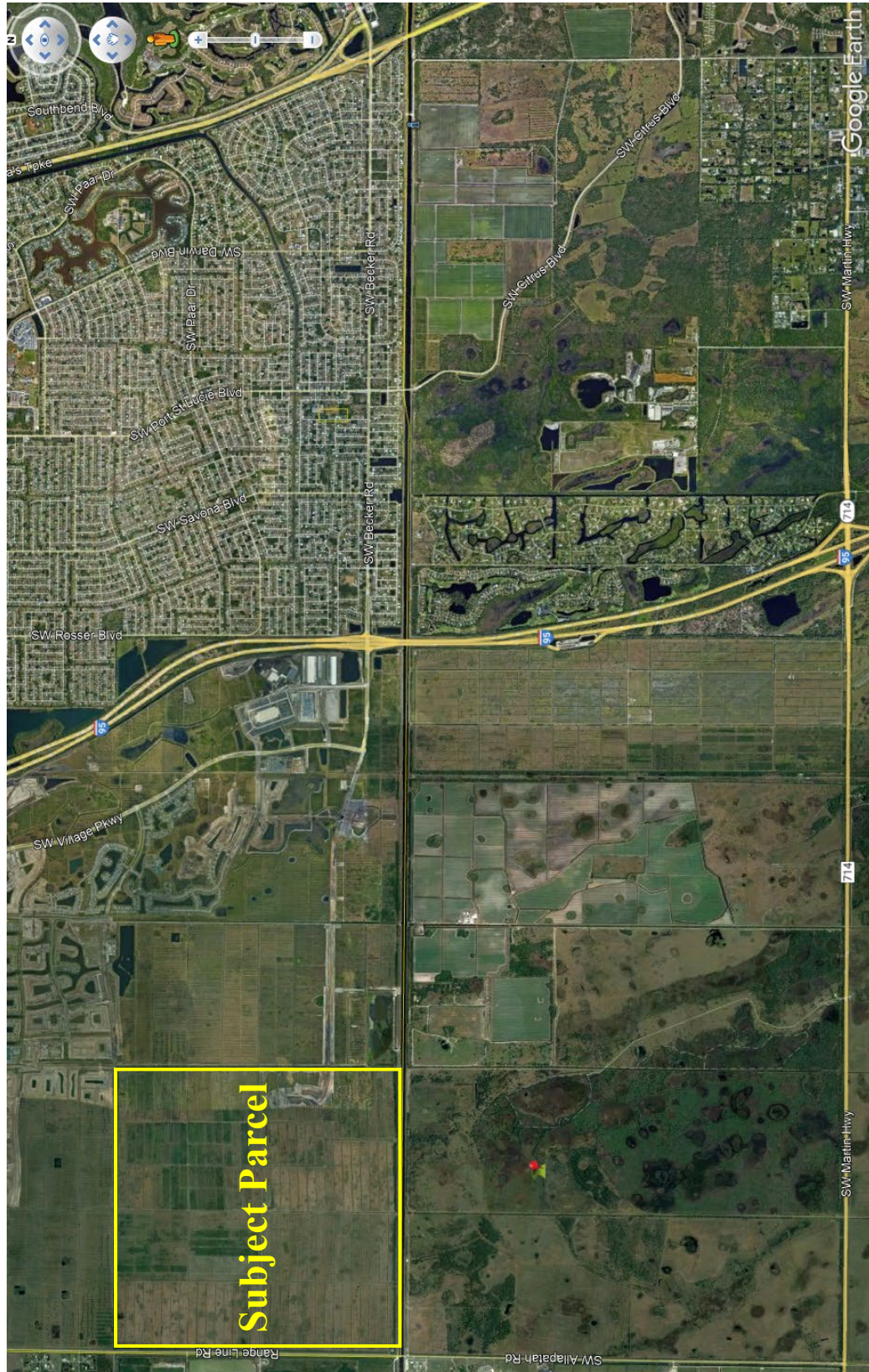
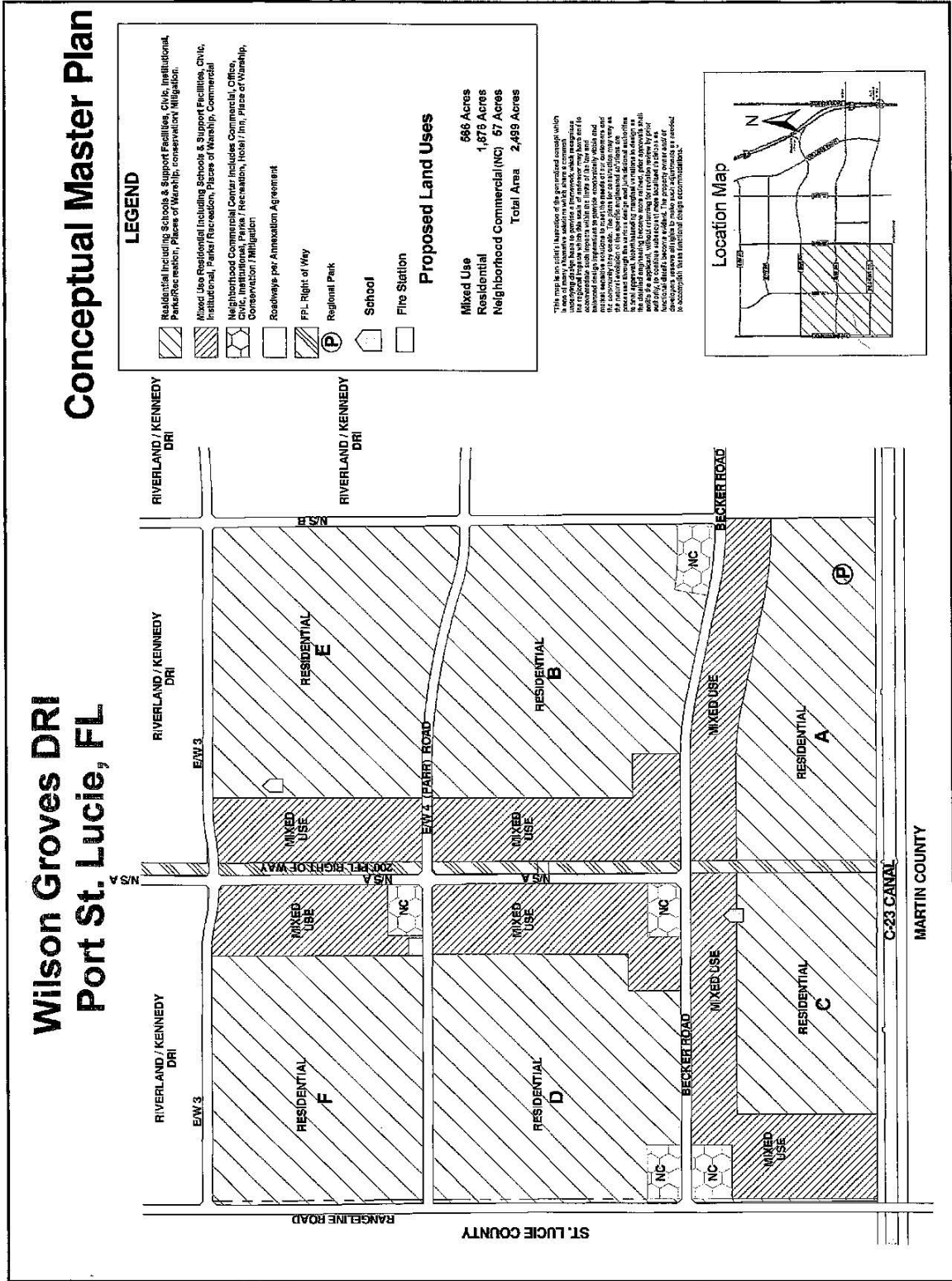


Exhibit 3 Existing Figure 1-6 Wilson Groves NCD District Conceptual Master Plan



MARTIN COUNTY

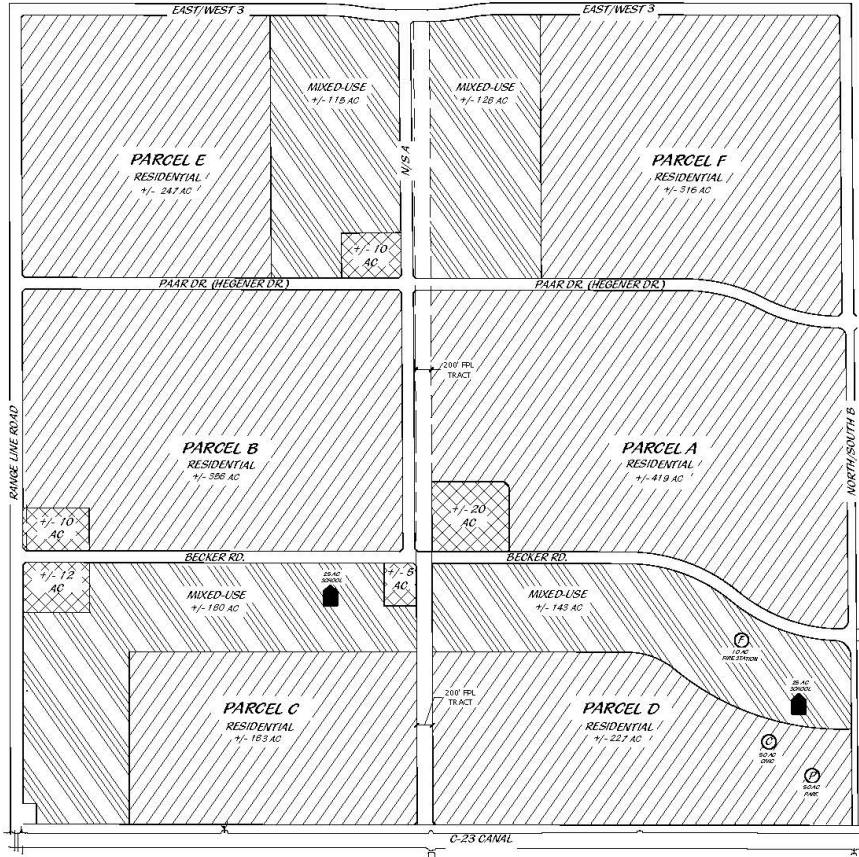
Exhibit 4

Proposed Figure 1-6 Wilson Groves NCD District Conceptual Master Plan

FIGURE 1-6

WILSON GROVE

Port St. Lucie, Florida



PROPOSED LAND USES

RESIDENTIAL	1876 AC
*(INCLUDES ROW ACREAGE)	96 AC
*(INCLUDES FPL ACREAGE)	30 AC
NEIGHBORHOOD / VILLAGE COMMERCIAL	57 AC
MIXED-USE	566 AC
*(INCLUDES FPL ACREAGE)	15 AC
TOTAL AREA	2,499 AC

*PROPOSED ACREAGES OF SUBDISTRICTS HAVE BEEN ROUNDED TO THE NEAREST +/- 1 ACRE.

NOTES

PER CONDITION 56 OF RESOLUTION 11-R01, 40 ACRES OF PARK IS REQUIRED. EXACT LOCATION AND CONFIGURATION OF PARKS TO BE DECIDED IN CONSULTATION WITH PARKS AND REC DEPARTMENT.

THIS MAP IS AN ARTIST'S ILLUSTRATION OF THE GENERALIZED CONCEPT WHICH IS ONE OF MANY ALTERNATIVE SOLUTIONS WHICH SHARE A COMMON UNDERLYING DESIGN BASIS TO PROVIDE A FRAMEWORK WHICH RECOGNIZES THE REGIONAL IMPACTS WHICH THIS SCALE OF DEVELOPMENT MAY HAVE AND TO ACCOMMODATE SUCH IMPACTS WITHIN THE LIMITS OF THE LAW AND BALANCED DESIGN IMPERATIVES TO PROVIDE ECONOMICALLY VIABLE AND MARKET SENSITIVE SOLUTIONS TO MEET THE NEEDS OF OUR CUSTOMERS AND THE COMMUNITY THEY CREATE. THE PLANS FOR CONSTRUCTION MAY VARY AS THE NATURAL EVOLUTION OF THE SPECIFIC ENGINEERED SOLUTIONS ARE PROCESSED THROUGH THE VARIOUS DESIGN AND JURISDICTIONAL AUTHORITIES TO FINAL APPROVAL. NOTWITHSTANDING MARGINAL VARIATIONS IN DESIGN AS THE DETAILED ENGINEERING BECOME MORE REFINED, PRIOR APPROVALS SHALL ENTITLE THE APPLICANT WITHOUT RETURNING FOR REVISION REVIEW BY PRIOR AUTHORITY, TO CONTINUE SUBSEQUENT MORE LOCALIZED DECISIONS AS FUNCTIONAL DETAILS BECOME EVIDENT. THE PROPERTY OWNER AND/OR DEVELOPERS RESERVE ALL RIGHTS TO MAKE SUCH ADJUSTMENTS AS NEEDED TO ACCOMPLISH THESE FUNCTIONAL DESIGN ACCOMMODATIONS.

LEGEND

- RESIDENTIAL**
INCLUDING NEIGHBORHOODS OF HOUSING, WHICH NEIGHBORHOOD MAY ALSO CONTAIN SCHOOLS, PARKS, PLACES OF WORSHIP AND CIVIC FACILITIES ESSENTIAL TO THE DAILY LIFE OF THE RESIDENTS
- NEIGHBORHOOD / VILLAGE COMMERCIAL**
INCLUDING COMMERCIAL AND OFFICE USES, PERSONAL AND HOUSEHOLD SERVICE ESTABLISHMENTS, INSTITUTIONAL USES, PUBLIC FACILITIES, PARKS, PLAYGROUNDS, AND OTHER SIMILAR SERVICES
- MIXED USE**
INCLUDING COMMERCIAL AND OFFICE USES, HOSPITAL AND MEDICAL USES, RESTAURANTS, THEATERS, HOTELS, INSTITUTIONAL USES, PUBLIC FACILITIES (INCLUDING UTILITIES), LIGHT INDUSTRIAL, WAREHOUSE/DISTRIBUTION, RESIDENTIAL AND OTHER SIMILAR SERVICES
- P** 50 AC REGIONAL PARK
- C** 50 AC CIVIC SITE
- K - 8 SCHOOL
- FIRE STATION



Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33408
561.741.8276 Fax 561.741.1311
www.cotleurandhearing.com
Lic# LC 000239

COMPREHENSIVE LAND USE PLAN WILSON GROVE

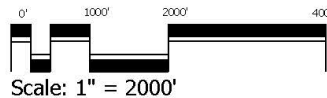


Exhibit 5
Letter dated December 28, 2023 from Martin County



MARTIN COUNTY
BOARD OF COUNTY COMMISSIONERS
2401 S.E. MONTEREY ROAD • STUART, FL 34996

DOUG SMITH	Commissioner, District 1	DON G. DONALDSON, P.E.	County Administrator
STACEY HETHERINGTON	Commissioner, District 2	SARAH W. WOODS	County Attorney
HAROLD E. JENKINS II	Commissioner, District 3		
SARAH HEARD	Commissioner, District 4	TELEPHONE	(772) 288-5400
EDWARD V. CIAMPI	Commissioner, District 5	WEBSITE	www.martin.fl.us

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December 28, 202

Ms. Stephanie Heidt, AICP
Treasure Coast Regional Planning Council
421 Camden Avenue
Stuart, FL 34994

Re: City of Port St Lucie Comprehensive Plan Amendment 23-05ESR

Dear Stephanie,

Thank you for providing Martin County the opportunity to comment on this project.

The proposed amendment has impacts to both SE Allapattah Road and SW Newfield Parkway (fka SW Citrus Boulevard), each requiring expansion to 4-lanes as detailed in Table 5 *Roadway Improvements Outside the City of Port St. Lucie*. This is largely due to the obstruction of the proposed alignment of the long-planned SE Village Parkway extension by construction in a previous phase of this development.

Martin County requests that the City and Wilson Groves DRI developer identify a new alignment for the proposed SE Village Parkway extension across the C-23 Canal to SW Martin Highway (CR-714); as it is a critical, regional transportation link that more evenly disperses proposed traffic to Martin County's roadways and alleviates impacts to Interstate-95.

Please let me know if you require clarification or additional information in this regard.

Sincerely,


Jim Gorton
Public Works Director

Cc: Don Donaldson, PE County Administrator
Paul Schilling, Growth Management Director
Lukas Lambert, AICP Traffic Engineering Manager
Beth Beltran, MPO Administrator

Exhibit 6
Letter dated January 17, 2024 from the City of Port St. Lucie
(with attachments)



PUBLIC WORKS

January 17, 2024

Ms. Stephanie Heidt, AICP
Treasure Coast Regional Planning Council
421 Camden Avenue
Stuart, FL 34994

Re: City of Port St. Lucie Comprehensive Plan Amendment 23-05ESR

Dear Ms. Heidt,

The City of Port St. Lucie is in receipt of the comment letter sent to the Treasure Coast Regional Planning Council from Jim Gorton, Martin County Public Works Director, regarding the above referenced agenda item scheduled for the 1/19/2024 meeting. During the City's as well as our 3rd party traffic consultant, Kittelson & Associates' reviews, we did not find any change to the roadway impacts outside of the approved Development of Review Impact (DRI) boundaries because of the proposed changes by the developer. The roadway 4-laning obligations by the Wilson Grove developer for SE Allapattah Road and SW Newfield Parkway (fka SW Citrus Boulevard) are still included in the approved DRI obligations.

The Wilson Grove DRI boundaries are Range Line Road to the West, N/S B to the East, Marshall Parkway to the North and the C-23 Canal to the South. The City of Port St. Lucie is open to continuing conversations to try and locate another opportunity to connect to the south over the C-23 canal.

Sincerely,

Colt Schwerdt, P.E.
Interim Public Works Director & City Engineer

Colt Schwerdt, P.E.
Interim Public Works Director and City Engineer

www.CityofPSL.com





"A City for All Ages"

RUSS BLACKBURN
City Manager

CITY OF PORT ST. LUCIE

Office of the City Manager

January 27, 2021

Taryn Kryzda, CPM, County Administrator
Martin County Board of County Commission
121 SW Monterey Road
Stuart, FL 34997

RE: Ordinance 20-56 – Mattamy Palm Beach, LLC, Large Scale Comprehensive Plan Text Amendment to Future Land Use Element (P20-59)

Dear Mrs. Kryzda:

The City of Port St. Lucie received your letter on December 10, 2020 regarding the Mattamy Palm Beach, LLC, Large Scale Comprehensive Plan Text Amendment to the Future Land Use Element referencing that the Village Parkway extension to Martin County was not shown in the proposed concept plan.

In response to this letter, the City of Port St. Lucie would note that although the 2035 Regional Long-Range Transportation Plan (RLRTP) included this section of Village Parkway to extend to Martin County, in the adopted 2040 L RTP that segment is not shown (see attached). Additionally, the St. Lucie County Transportation Planning Organization will soon adopt the 2045 L RTP with the exclusion of the Village Parkway extension.

Furthermore, the Village Parkway extension to Martin County is not a component held within any of the legislative documents of the City of Port St. Lucie, including the annexation agreement, Southern Grove Development of Regional Impact and the Comprehensive Plan. The City's development orders do not reserve the right-of-way for the Village Parkway extension. Finally, a site plan has been approved for the area directly south of the SW Village Parkway and Becker Road Intersection. The America Walks Site Plan was approved by the City Council on April 27, 2020 and an amendment was approved on December 14, 2020. The approved America Walks Site Plan builds out the area identified in the 2035 L RTP as the proposed Village Parkway extension (see attached). The Martin County letter was provided to Mattamy Palm Beach, LLC, developer of the Southern Grove DRI, who have indicated to the City that they do not support the extension of Village Parkway to Martin County.

As noted above, there is no plan for the City to extend Village Parkway into Martin County. Martin County and the City of Port St. Lucie should utilize the St. Lucie County TPO process to address a future connection.

If you require additional information or have any further questions please feel free to contact Teresa Lamar-Sarno, Special Assistant to the City Manager at 772-873-6379.

Sincerely,

Russ Blackburn
City Manager

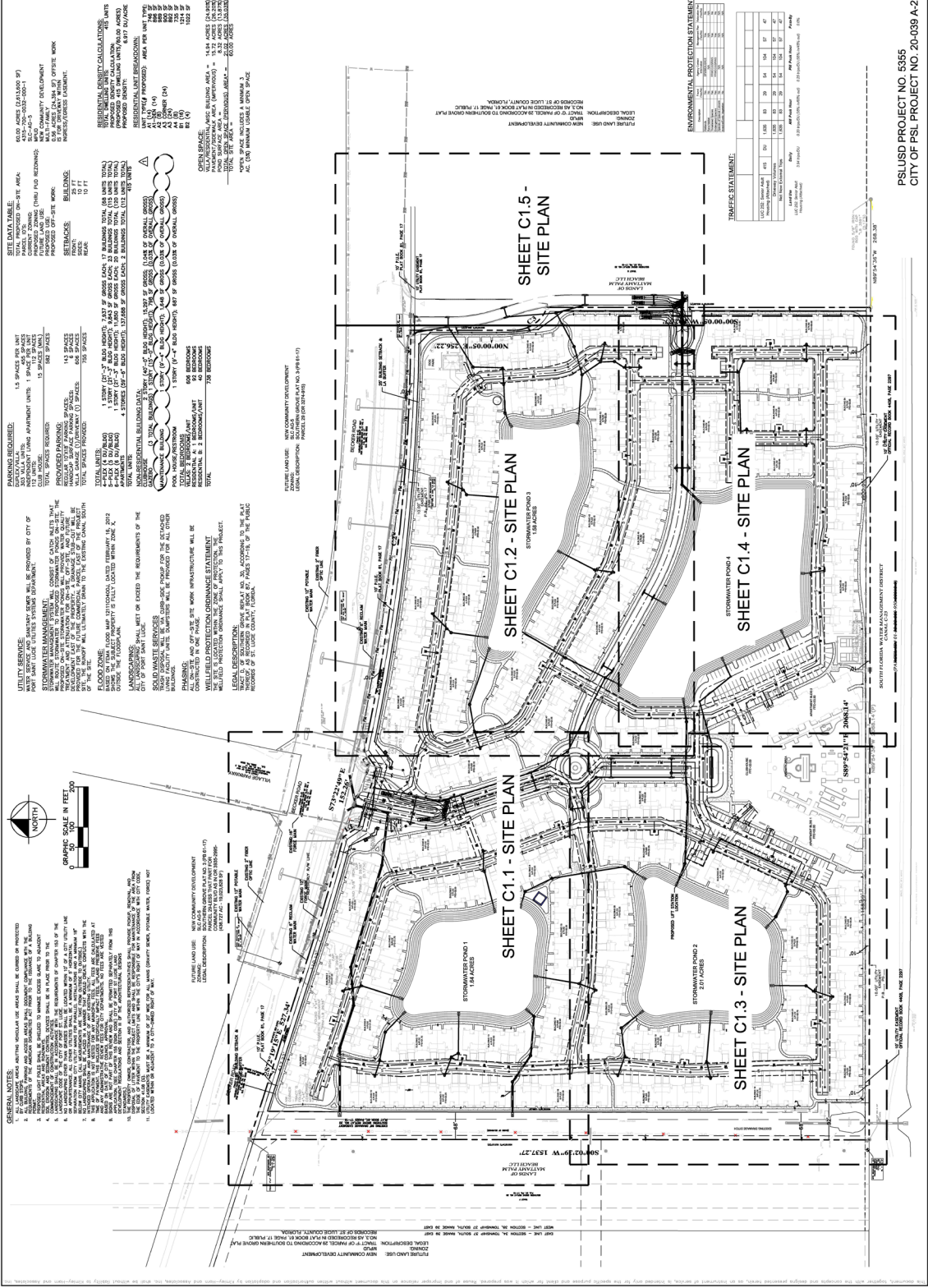
c: Peter Buchwald, AICP, Executive Director, St. Lucie TPO

121 S.W. Port St. Lucie Boulevard • Port St. Lucie, FL 34984-5099 • (772) 871-5163

CHK'D BY	DATE	2022
DRAWN BY	SHEET	7/03/21
SCALE	PROJECT	1:49948001
DATE	CLIENT	199/21/2022
	PROJECT	199/21/2022
	PROJECT	199/21/2022
	PROJECT	199/21/2022

Kinley Horn
985 S GRAND AVENUE, SUITE 3100, ORLANDO, FL 32801
WWW.KINLEY-HORN.COM REGISTERED NO. 20196

NO.	REVISIONS
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GENERAL NOTES:

- THE DESIGNER HAS ASSUMED ALL UTILITIES ARE LOCATED AS SHOWN ON THE EXISTING UTILITIES MAP.
- ALL UTILITIES SHALL BE DEEPENED TO 48" BELOW FINISHED GRADE UNLESS OTHERWISE NOTED.
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FUTURE LAND USE: NEW COMMUNITY DEVELOPMENT

LEGAL DESCRIPTION: TRACT 7 OF PARCELS ACCORDING TO NORTHERN GROVE PLAT NO. 68 REC'D IN PUBLIC RECORDS OF FLORIDA COUNTY, FLORIDA

LEGAL DESCRIPTION: TRACT 8 OF PARCELS ACCORDING TO NORTHERN GROVE PLAT NO. 68 REC'D IN PUBLIC RECORDS OF FLORIDA COUNTY, FLORIDA

LEGAL DESCRIPTION: TRACT 9 OF PARCELS ACCORDING TO NORTHERN GROVE PLAT NO. 68 REC'D IN PUBLIC RECORDS OF FLORIDA COUNTY, FLORIDA

LEGAL DESCRIPTION: TRACT 10 OF PARCELS ACCORDING TO NORTHERN GROVE PLAT NO. 68 REC'D IN PUBLIC RECORDS OF FLORIDA COUNTY, FLORIDA

TRAFFIC STATEMENT:

Direction	AD	PD	SD	TD	FD	BD	BD	BD	BD	BD	BD	BD	BD	BD	BD	BD	BD	BD	BD	BD
Northbound	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
Southbound	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
Eastbound	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
Westbound	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100

ENVIRONMENTAL PROTECTION STATEMENT:

NO SIGNIFICANT IMPACTS TO ENVIRONMENT ARE FORESEEN FROM THIS PROJECT. THE PROJECT WILL BE CONSTRUCTED AND OPERATED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND STANDARDS.

PARKING REQUIRED:

MINIMUM REQUIRED: 15 SPACES PER UNIT

PROPOSED: 15 SPACES PER UNIT

TOTAL: 15 SPACES PER UNIT

UTILITIES:

ELECTRICITY: 480 VOLT 3 PHASE SERVICE

SEWER: 12" DIA. PIPE

WATER: 1.5" DIA. PIPE

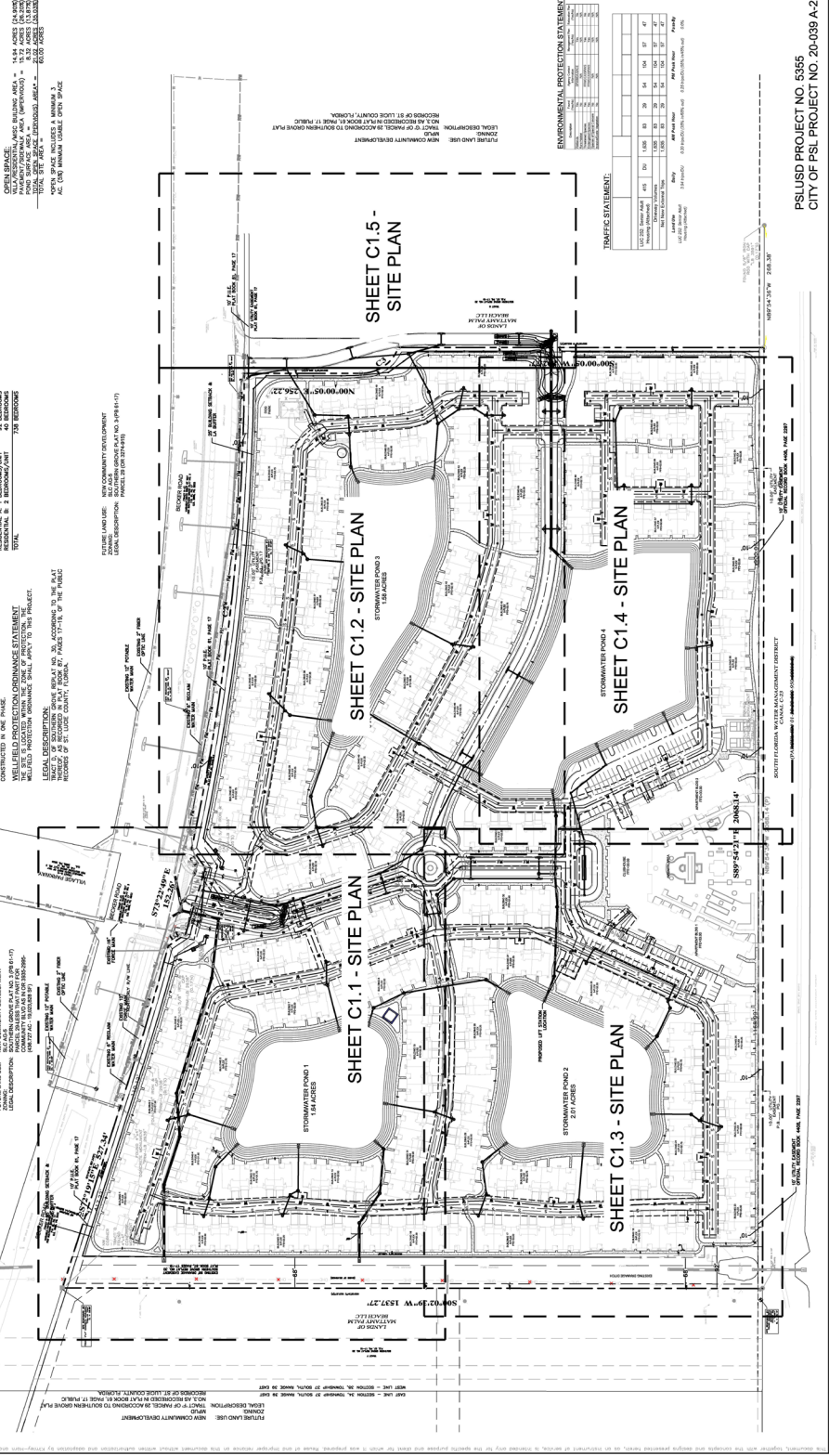
GAS: 1" DIA. PIPE

GRAPHIC SCALE IN FEET

0 50 100 200

LEGEND:

- PROPERTY LINE
- STREET CENTERLINE
- UTILITY CENTERLINE
- PARKING SPACE
- WALKWAY
- STORMWATER POND
- LANDSCAPING
- DRIVEWAY
- POST
- PILE
- ANCHOR
- FOUNDATION
- WALL
- SLAB
- CEILING
- FLOOR
- ROOF
- RAILING
- STAIR
- ELEVATOR
- MECHANICAL
- ELECTRICAL
- PLUMBING
- HAZARDOUS WASTE
- ASBESTOS
- LEAD
- PCB
- OTHER



LEGAL DESCRIPTION: TRACT 11 OF PARCELS ACCORDING TO NORTHERN GROVE PLAT NO. 68 REC'D IN PUBLIC RECORDS OF FLORIDA COUNTY, FLORIDA

LEGAL DESCRIPTION: TRACT 12 OF PARCELS ACCORDING TO NORTHERN GROVE PLAT NO. 68 REC'D IN PUBLIC RECORDS OF FLORIDA COUNTY, FLORIDA

LEGAL DESCRIPTION: TRACT 13 OF PARCELS ACCORDING TO NORTHERN GROVE PLAT NO. 68 REC'D IN PUBLIC RECORDS OF FLORIDA COUNTY, FLORIDA

LEGAL DESCRIPTION: TRACT 14 OF PARCELS ACCORDING TO NORTHERN GROVE PLAT NO. 68 REC'D IN PUBLIC RECORDS OF FLORIDA COUNTY, FLORIDA