



Planning / Applications / P#: P21-128

[Legal Request](#)

Application Comments Submittals Meetings Allowed Users BlueBeam History Fees Conditions Files Reports

[Save](#)**Project Name:**

Wilson Grove-ACR Acquisition - Map "H" Revision - Text Amend.

Management/Property Information

Reviewers

Management

Project Type: *

COMPREHENSIVE PLAN TEX... ▼

Status:

P&Z MEETING SCHEDUL... ▼

Approved Date:**Project Number: ***

P21-128

Amended Number:**Utility File Number:**

11-681-00

Building Type :

Select... ▼

Primary Email Address:

dsorrow@coteleur-hearing.com

Describe Request:

Request to update Wilson Grove Map H

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:**Agent Phone:**

(561) 406-1012

APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

CITY OF PORT ST. LUCIE

Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
(772) 871-5213

FOR OFFICE USE ONLY

Planning Dept _____
Fee (Nonrefundable)\$ _____
Receipt # _____

Refer to "Fee Schedule" for application fee. Make checks payable to the 'City of Port St. Lucie.' Fee is nonrefundable unless application is withdrawn prior to advertising for the Planning and Zoning Board meeting. **All** items on this application should be addressed, otherwise it can not be processed. Attach proof of ownership; two copies of deed. Please type or print clearly in **BLACK** ink.

PRIMARY CONTACT EMAIL ADDRESS: dsorrow@coteleur-hearing.com

PROPERTY OWNER

Name: ACR ACQUISITION
Address: 5300 WEST ATLANTIC AVENUE SUITE 505, DELRAY BEACH FL 33484
Telephone No.: 561-359-3049

IF PROPERTY IS IN MULTIPLE OR CORPORATE OWNERSHIP, PLEASE PROVIDE ONE CONTACT PERSON.

Name: ALEXANDER AKEL
Address: 5300 WEST ATLANTIC AVENUE SUITE 505, DELRAY BEACH FL 33484
Telephone No.: 561-359-3049

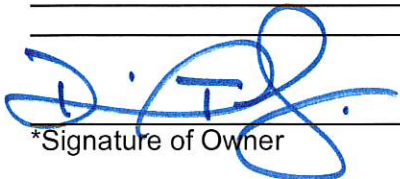
AGENT OF OWNER (if any)

Name: COTLEUR AND HEARING, DANIEL T. SORROW
Address: 1934 COMMERCE LANE, SUITE 1, JUPITER, FL 33458
Telephone No.: 561-406-1012

PROPERTY INFORMATION

Boundary Description Please see attached map and deed
(attach map) _____
Property Tax I.D. Number Please see attached Cover Letter _____
Current Land Use NEW COMMUNITY DEVELOPMENT (NCD) Proposed Land Use NEW COMMUNITY DEVELOPMENT (NCD)
Current Zoning SLC AGRICULTURAL Acreage of Property 2,498.745

Reason for Comprehensive Plan Amendment: Revision to Map H within the DRI.


*Signature of Owner

Daniel T. Sorrow
Hand Print Name

5.27.21
Date

*If signature is not that of owner, a letter of authorization from the owner is needed.

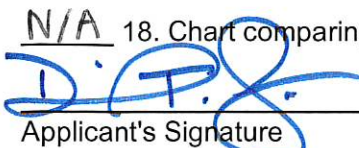
NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted.

03/02/20

COMPREHENSIVE PLAN AMENDMENT CHECKLIST

The following materials are required for a complete analysis of the application. Much of this material will be forwarded to the Planning and Zoning Board, City Council, and Department of Community Affairs. Please provide material that can be copied in black and white on standard sized paper. Please note that the information must address St. Lucie County if appropriate and must consider maximum utilization of the property unless an appropriate condition is agreed to as part of the application.

- ✓ 1. Completed application and fee.
- N/A 2. Completed rezoning application and fee (optional).
- ✓ 3. Written description of area subject to application.
- ✓ 4. Copy of deed(s).
- ✓ 5. Justification for land use amendment.
- ✓ 6. List and map of adjacent future land use map classifications located to the north, south, east, and west.
- ✓ 7. List of adjacent existing land uses located to the north, south, east, and west. (i.e.: house, vacant, store, church, etc).
- ✓ 8. List of adjacent existing zoning categories located to the north, south, east, and west.
- ✓ 9. Map and area of site included in FEMA flood plain and 100 and 500-year flood categories with map panel number.
- N/A 10. Map and description of the location, type, and area of wetlands located on site. (An Environmental Assessment Report is required for all large scale future land use map amendments.)
- N/A 11. Map and description of the location, type and area of existing vegetation using Florida Land Use and Cover Classification System (FLUCAS) categories. (An Environmental Assessment Report is required for all large scale future land use map amendments.)
- N/A 12. Traffic analysis.
- N/A 13. Market study (for commercial categories only).
- N/A 14. Capacity analysis, location, and service description for the following public services: sanitary sewer, public water, solid waste, drainage, recreation, fire and emergency services, police, education.
- ✓ 15. Location map with major streets clearly identified.
- ✓ 16. Existing future land use map.
- N/A 17. Proposed future land use map.
- N/A 18. Chart comparing the areas of existing and proposed future land uses.


Applicant's Signature

5.27.21
Date

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.

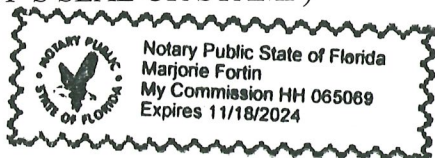
Sincerely,



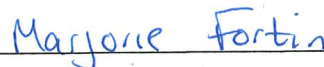
Gregg A. Hall, FPL Siting & Permitting Manager

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)



(Signature)



(Name – type, stamp or print clearly)