

**WILSON GROVE COMPREHENSIVE PLAN AMENDMENT SUBMITTAL****Cover Letter**

May 27th, 2021

Teresa Lamar-Sarno  
Deputy City Manager  
Planning & Zoning  
City of Port St. Lucie  
772-873-6379

Re: **Request to review the Comprehensive Plan Amendment Submittal  
City of PSL P No: #P20-000**

|                              |                                 |
|------------------------------|---------------------------------|
| Existing Parcel ID Existing: | See attached                    |
| Acreage of Property:         | 2,498.745 AC                    |
| Existing Zoning District:    | SLC AGRICULTURE                 |
| Existing Land Use:           | NEW COMMUNITY DEVELOPMENT (NCD) |
| Proposed Land Use:           | NEW COMMUNITY DEVELOPMENT (NCD) |
| Property Owner:              | ACR Acquisition LLC             |

On Behalf of the property owner, ACR Acquisition LLC, we are pleased to present this cover letter and the associated material supporting our Comprehensive Plan Amendment application for Wilson Grove. Through this text amendment, we are requesting to update Map H.

This application includes the complete application form and any supplementary documents required for this Comprehensive Plan Amendment. The requested amendment is consistent with the goals and objectives of the Comprehensive Plan.

We look forward to working with the City on this project. Please contact me with any questions.

Sincerely yours,



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

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

**Description of Area:** The area of Wilson Grove is 2,498.745 acres located in the City of Port St. Lucie. Located West of Interstate 95 and East of Range Line Road. Currently Zoned SLC Agricultural with a designated land use of New Community Development.

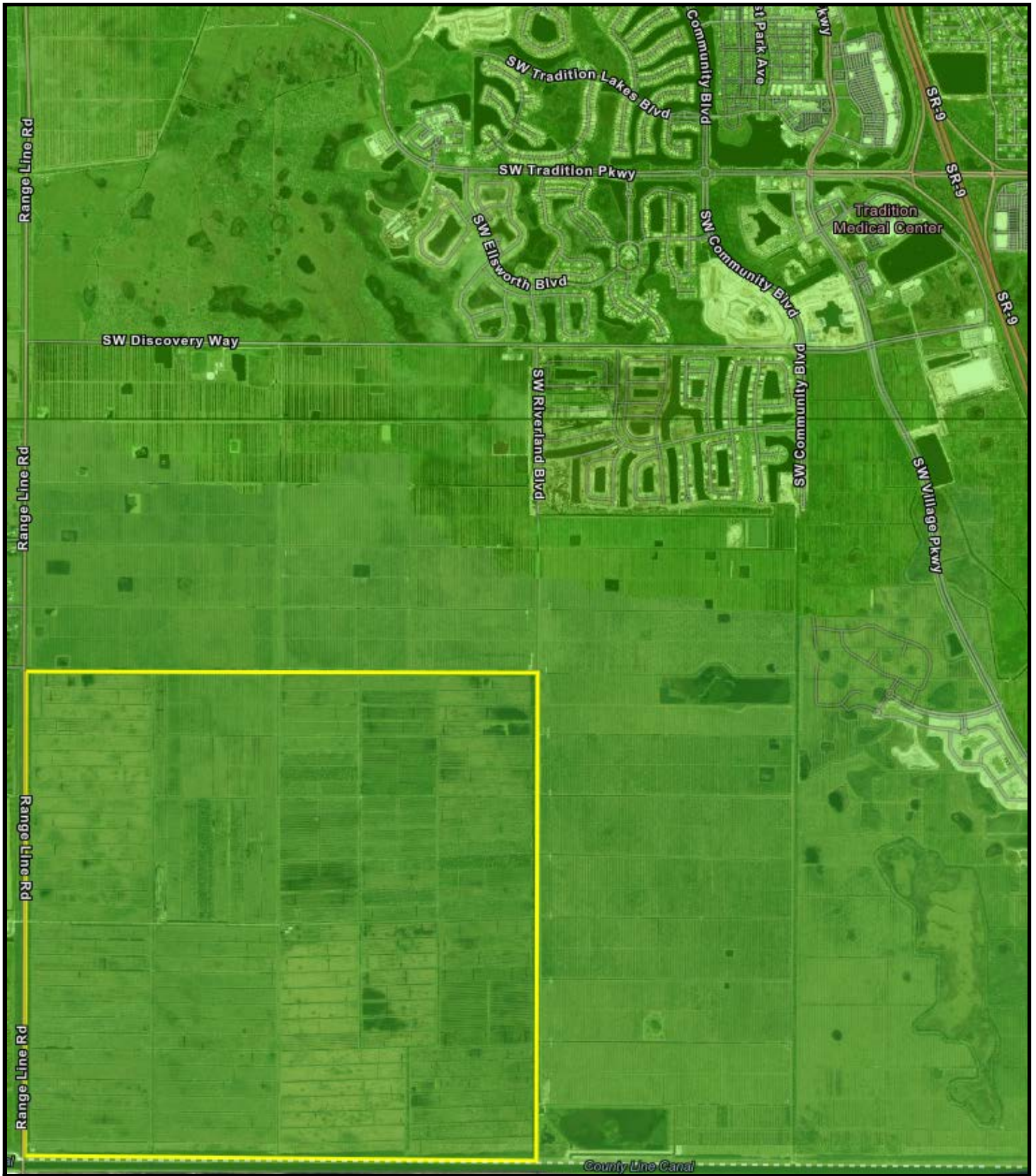
**Justification for Land Use Amendment:** The land use for the Wilson Grove development will stay New Community Development (NCD), so no land use amendment is required.

| WILSON GROVE PARCEL IDs |                     |                     |
|-------------------------|---------------------|---------------------|
| 4329-501-0012-0010-0    | 4329-501-0012-000-7 | 4329-501-0011-000-0 |
| 4331-100-0001-000-3     | 4331-100-0001-000-3 | 4329-501-0007-000-9 |
| 4329-501-0005-010-8     | 4329-501-0005-000-5 | 4329-501-0004-000-8 |
| 4330-433-0001-000-3     | 4330-100-0001-000-0 | 4330-100-0001-000-0 |
| 4329-501-0003-000-1     | 4329-501-0002-300-7 | 4329-501-0002-400-8 |
| 4329-501-0002-200-6     | 4329-501-0002-100-5 | 4329-501-0002-000-4 |
| 4329-501-0018-000-9     | 4239-501-0016-000-5 | 4329-501-0017-000-2 |
| 4329-501-0020-000-6     | 4329-501-0020-000-6 | 4329-501-0020-000-6 |
| 4329-501-0017-000-2     | 4329-501-0016-000-5 | 4329-501-0015-000-8 |
| 4329-501-0006-000-2     | 4329-501-0021-000-3 | 4329-501-0021-000-3 |
| 4329-501-0021-000-3     | 4329-501-0006-000-2 | 4329-501-0024-000-4 |
| 4329-501-0023-000-7     | 4329-501-0022-000-0 |                     |


*Tax ID Numbers are the same as Parcel IDs\**


| ADJACENT ZONING CATEGORIES |   |
|----------------------------|---|
| NORTH                      | SLC AGRICULTURAL 5 (CITRUS GROVES)        |
| SOUTH                      | C-23 CANAL                                |
| EAST                       | SLC AGRICULTURAL 5 (CITRUS GROVES)        |
| WEST                       | IX – INDUSTRIAL, EXTRACTION (SAND MINING) |

| FUTURE LAND USE CATEGORIES |                           |
|----------------------------|---------------------------|
| NORTH                      | NEW COMMUNITY DEVELOPMENT |
| SOUTH                      | C-23 CANAL                |
| EAST                       | NEW COMMUNITY DEVELOPMENT |
| WEST                       | AG-5                      |



**Legend**

Subject Site 

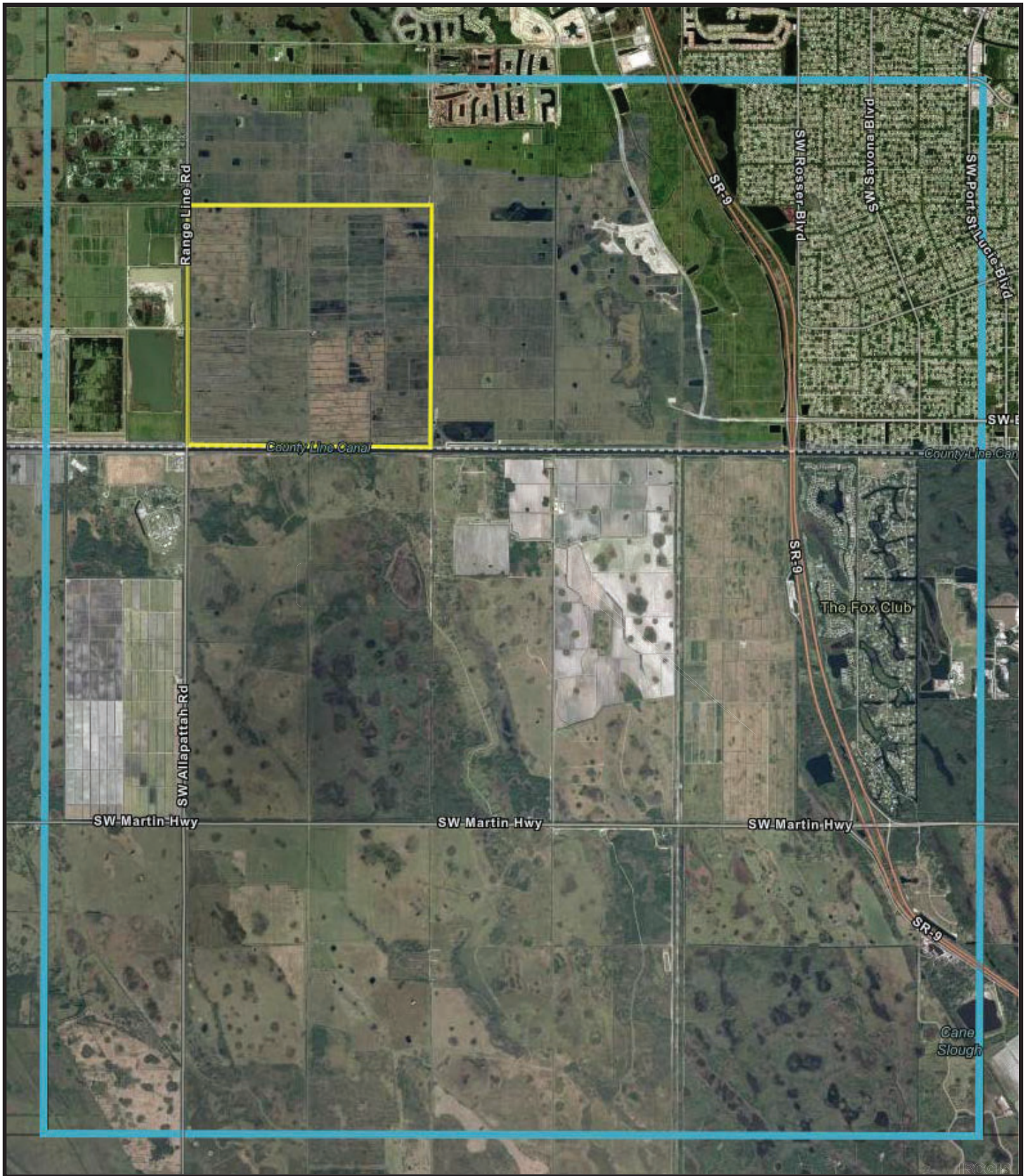
Flood Zone X 



**Wilson Grove**  
 FEMA Flood Zone  
 City of Port St. Lucie

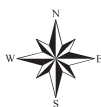


**Cotleur & Hearing**  
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 561.747.6336 · 561.747.1377



**Legend**

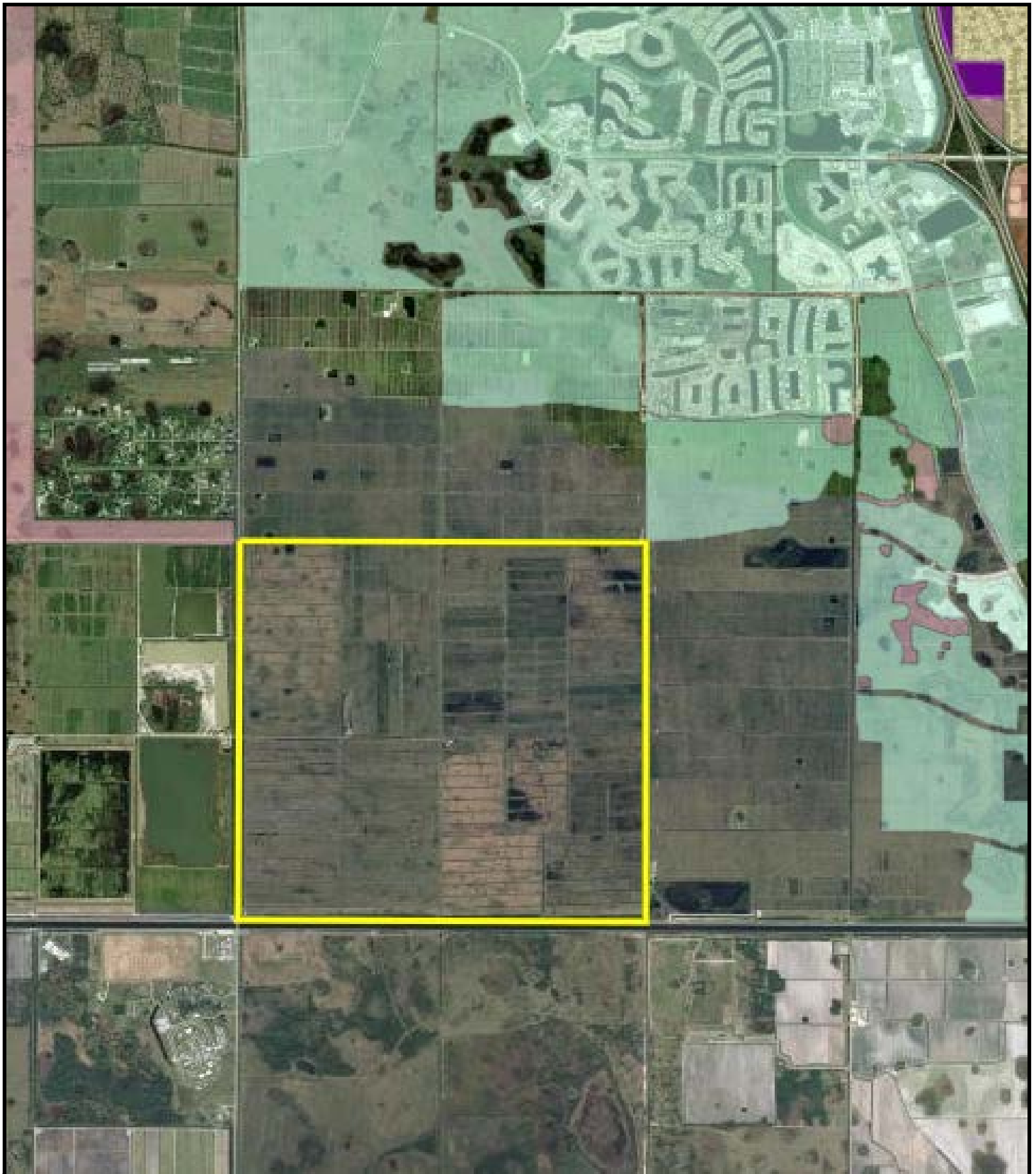
- Subject Site 
- FEMA Panel 



**Wilson Grove**  
**FEMA Panel 1211C0400J**  
**City of Port St. Lucie**



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**Legend**

Subject Site



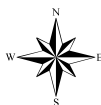
SLC Agricultural



General Use



MPUD



## Wilson Grove

### Zoning

City of Port St. Lucie



**Cotleur &  
Hearing**

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