

ACR Acquisition, LLC Wilson Groves

Large Scale Comprehensive Plan Text Amendment Application
(P21-128)

Planning and Zoning Board Meeting
June 6, 2023

Bridget Kean, AICP
Senior Planner



Proposed Project

- An application to amend the text of the comprehensive plan by revising Figure 1-6 of the Future Land Use Element.
- Figure 1-6 is the conceptual land use plan for the Wilson Groves NCD land use district.
- Policy 1.2.1.3 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 would function in relation to each other.



Applicant and Owners

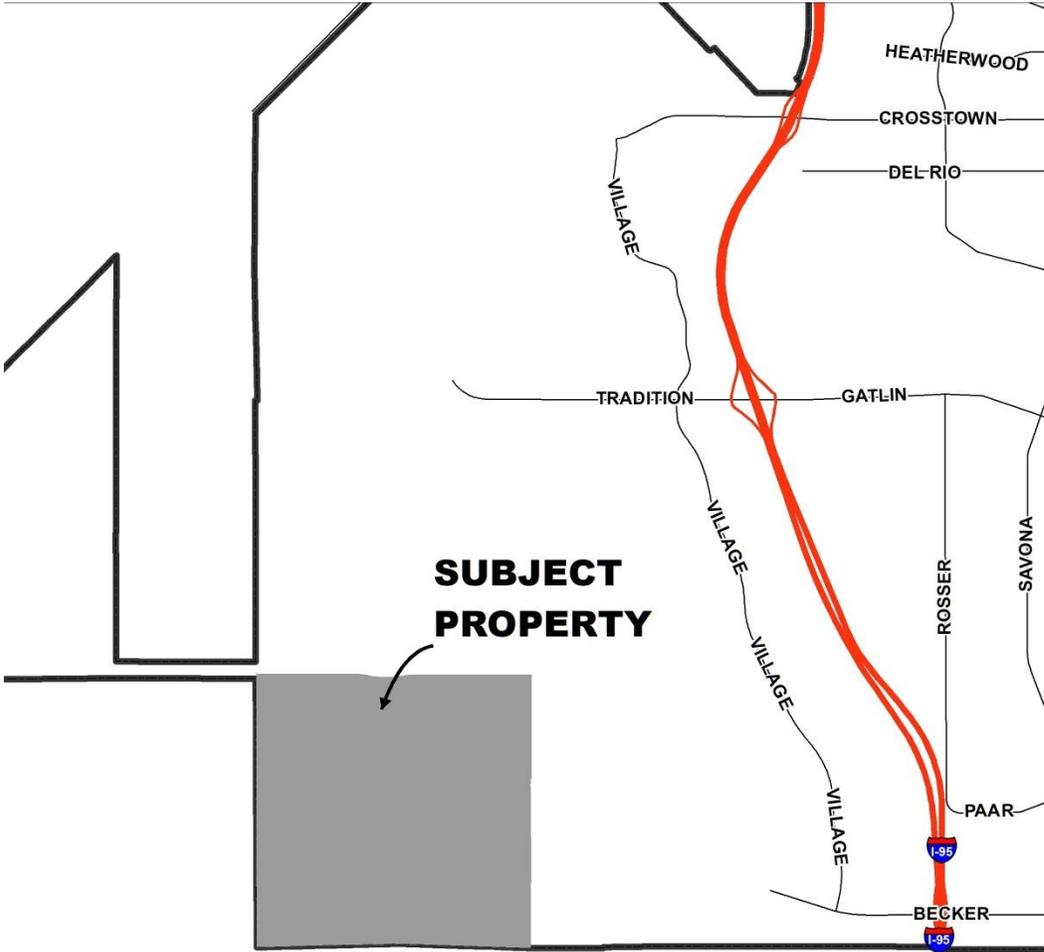
Dan Sorrow, Coteleur and Hearing agent for the property owners

ACR Acquisition, LLC

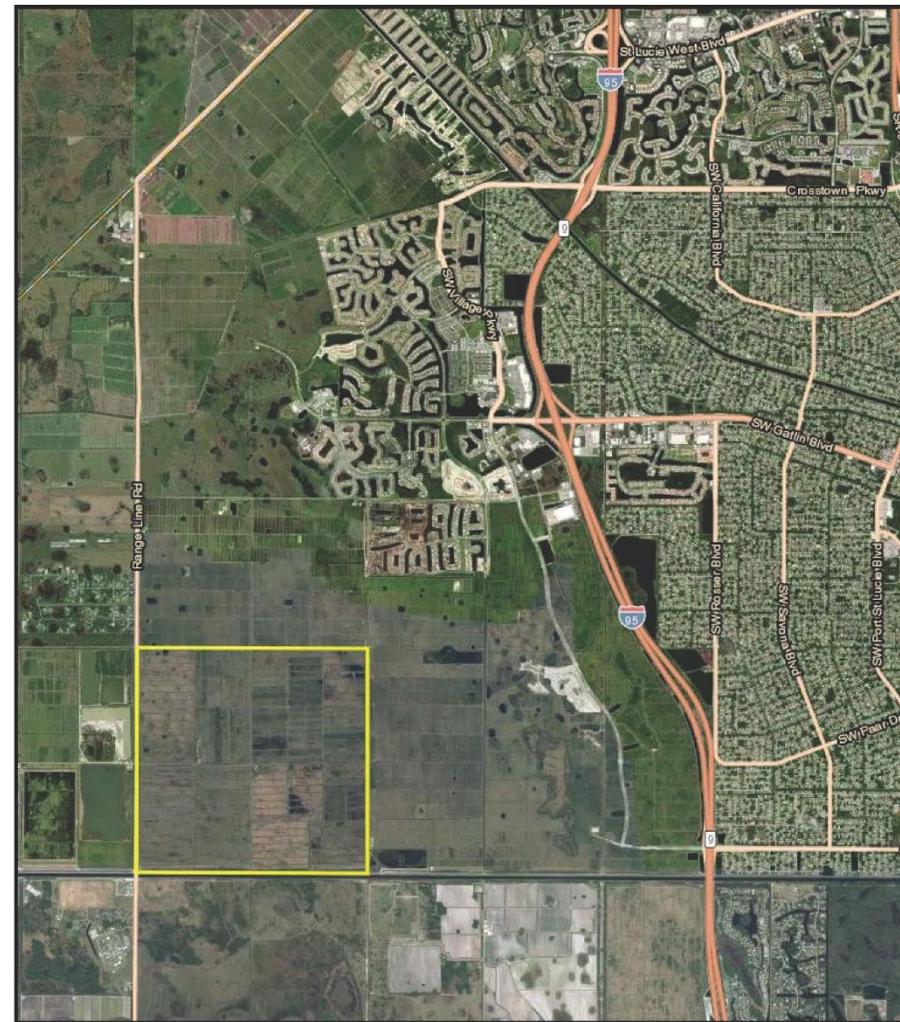
Florida Power and Light Company



Location



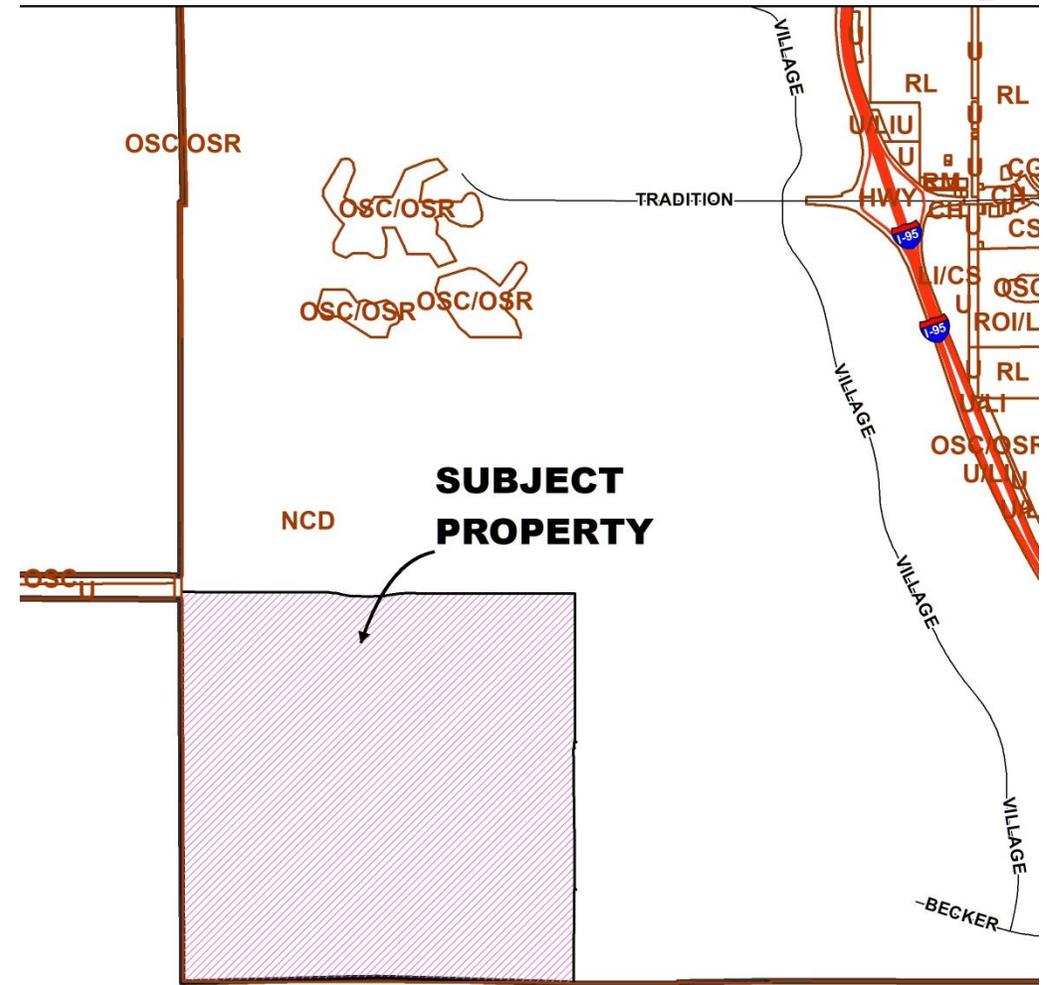
Aerial



<p>Legend</p> <p>Subject Site </p>		<p>Wilson Grove Location Map City of Port St. Lucie</p>	 <p>Cotleur & Hearing</p> <p><small>1934 Commerce Lane • Suite 1 • Jupiter, FL • 33458 561.747.8338 • 561.747.1377</small></p>
---	---	---	---



Future Land Use



Project Background

- Wilson Groves is an approved Development of Regional Impact (DRI) and approximately 2,499 acres in size.
- Wilson Groves is approved for: 7,700 residential units; 765,000 sq ft of retail use; 1,583,250 square feet of office use; 1,361,250 sq ft of light industrial use; 382,327 sq ft of institutional and civic; 2 K-8 school sites and 90 acres for parks.
- The Wilson Groves DRI is located in the City's southwest annexation area. The area includes the Wilson Groves DRI, Riverland Kennedy DRI, and the Southern Grove DRI.
- ACR Acquisition, LLC, is the developer of the Wilson Groves DRI. Mattamy Palm Beach, LLC, is the developer of the Southern Grove DRI and Riverland/Kennedy II, LLC, is the developer of the Riverland Kennedy DRI.

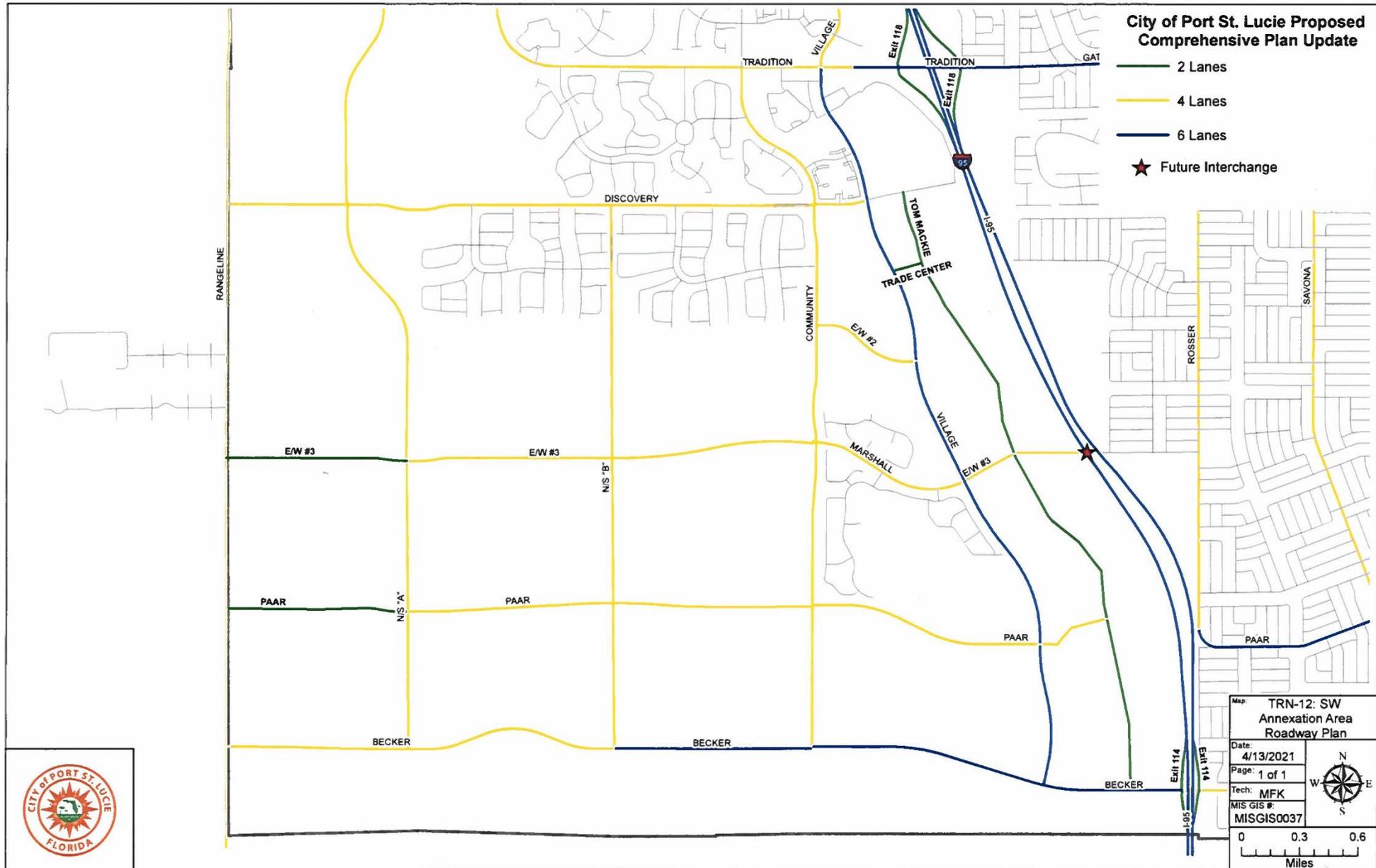


Project Background

- The three SW DRIs were included in one comprehensive traffic study for the City's western annexation area known as WATS (Western Annexation Area Traffic Study). WATS is based on the City's desire for a grid roadway network to provide capacity and connectivity to accommodate the buildout of the three DRIs.
- Each DRI is responsible for the construction and/or widening of portions of the roadway network as set forth in the development order conditions for each DRI.



Exhibit "C" SW Annexation Area Roadway Plan



Becker Road

- The City, ACR Acquisition, LLC, Mattamy Palm Beach, LLC, and Riverland/Kennedy II, LLC are parties to the Southwest Annexation Agreement which requires the developers to pay to the City the estimated cost of construction of certain two-lane roadway segments of Becker Road or, at the City's election, contract for the construction and design of such roadway.
- The City Council has approved construction agreements with the three developers and subdivision plat and construction plans have been submitted for construction of Becker Road as a two lane roadway from its current terminus west of SW Village Parkway to Range Line Road.
- The construction of Becker Road will provide access to the Wilson Grove DRI.

Proposed Comprehensive Plan Amendment

- The proposed text amendment will amend Figure 1-6 to adjust the locations for the Residential, Mixed Use, and Neighborhood/Village Commercial sub-districts to accommodate a revised development plan for the Wilson Groves DRI.
- The proposed amendment also revises Figure 1-6 to label E/W 4 as consisting of a roadway and a Paseo.
- The Paseo is a proposed multi-use path to be constructed within the 150 feet wide City owned road right-of-way for E/W 4.



P21-127 – Wilson Groves DRI Map Amendment

- There is an associated application to amend the Wilson Groves DRI to amend Map H, the master development plan, to adjust the locations for for the Residential, Mixed Use, and Neighborhood/Village Commercial sub-districts in accordance with the proposed changes to Figure 1-6.



Exhibit "A" Existing Figure 1-8

Figure 1-6

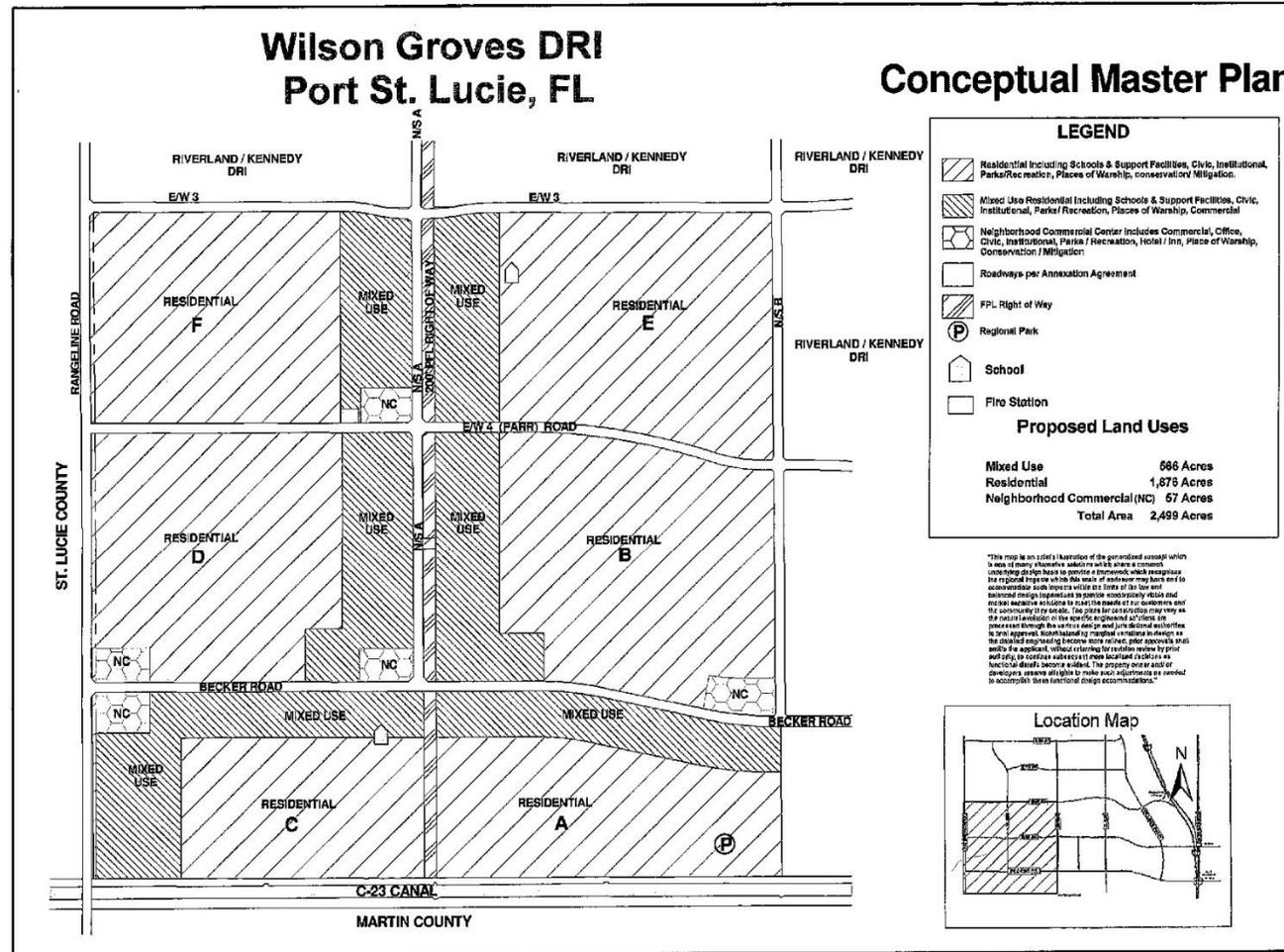
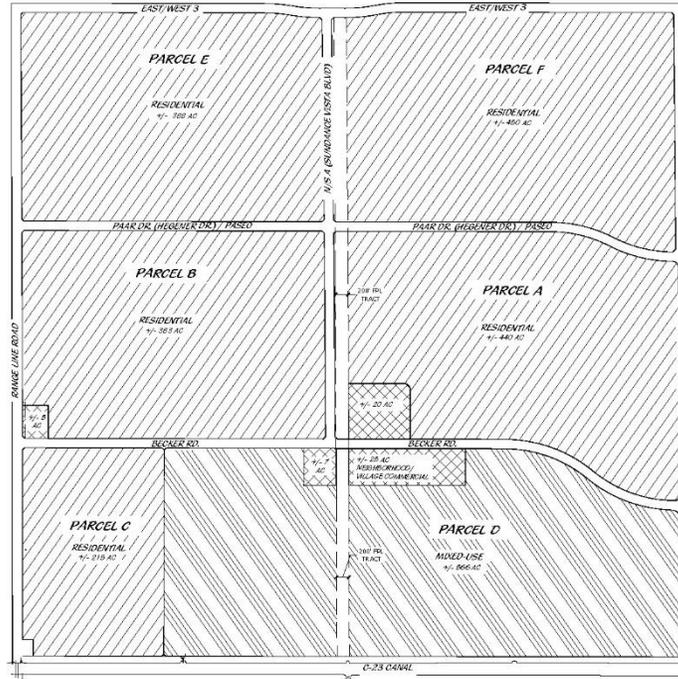


Exhibit "B" Proposed Figure 1-6

FIGURE 1-6

WILSON GROVE Port St. Lucie, Florida



PROPOSED LAND USES

RESIDENTIAL *(INCLUDES FLOW COVERAGE) *(INCLUDES FFL ACREAGE)	1876 AC 96 AC 30 AC
NEIGHBORHOOD / VILLAGE COMMERCIAL	57 AC
MIXED-USE *(INCLUDES FFL ACREAGE)	566 AC 15 AC
TOTAL AREA	2,459 AC

*PROPOSED ACREAGES OF SUBDISTRICTS HAVE BEEN ROUNDED TO THE NEAREST 1/2 ACRE.

*LOCATION AND CONFIGURATION OF ALL DEVELOPMENT PARCELS INCLUDING ACCESS LOCATIONS, LAKES, OPEN SPACE, RESIDENTIAL AND NON-RESIDENTIAL USES WILL BE FULLY DETERMINED DURING THE ZONING AND OR PLATTING PROCESS.

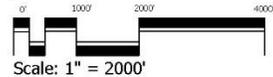
THIS MAP IS AN ARTIST'S ILLUSTRATION OF THE GENERALIZED CONCEPT WHICH IS ONE OF MANY ALTERNATIVE SOLUTIONS WHICH SHARE A COMMON UNDERLYING DESIGN BASIS TO PROVIDE A FRAMEWORK WHICH RECOGNIZES THE REGIONAL IMPACTS WHICH THIS SCALE OF DEVELOPMENT MAY HAVE AND TO ACCOMMODATE SUCH IMPACTS WITHIN THE LIMITS OF THE LAW AND BALANCED DESIGN IMPERATIVES TO PROVIDE ECONOMICALLY Viable AND MARKET SENSITIVE SOLUTIONS TO MEET THE NEEDS OF OUR DEVELOPERS 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 MINOR VARIATIONS IN DESIGN AS THE DETAILED ENGINEERING BECOME MORE REFINED, PRIOR APPROVALS SHALL ENTITLED 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 ARE NEEDED TO ACCOMPLISH THESE FUNCTIONAL DESIGN ACCOMMODATIONS.

LEGEND

- RESIDENTIAL INCLUDING NEIGHBORHOODS OF HOUSING WHICH NEIGHBORHOODS 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



COMPREHENSIVE LAND USE PLAN WILSON GROVE



Staff Analysis

- Policy 1.2.11.2 identifies the three land uses for Wilson Groves as 57 acres of Neighborhood/Village Commercial, 566 acres of Mixed-Use, and 1,876 acres of Residential.
- This application maintains these three land uses and the acreage allocated for each land use.
- The proposed land use amendment is consistent with Policy 1.2.3.1 which requires a mix of land uses within close proximity to work and home.



Traffic Impact Analysis

- A traffic study was submitted in support of the proposed changes to Map H (O'Rourke Engineering Wilson Groves Map H Amendment, revised April 18, 2023)
- The traffic study was reviewed by the Public Works Department and the City's 3rd Party Traffic Consultant, Marlin Engineering.



Traffic Impact Analysis

- The City's 3rd Party consultant found that proposed changes to Figure 1-6 could be accommodated within the planned roadway network for Wilson Groves DRI at the time of buildout and construction of all required transportation improvements.
- Prior to buildout and construction of all required transportation improvements, there were concerns about a decreased level of service on certain roadways which may result in a need for additional road widening.
- Table 2, Condition 19 of the Wilson Groves DRI development order lists the internal roadway improvements required by the DRI.
- No additional roadway improvements are required to be constructed in the Wilson Groves DRI until the development reaches 2,200 dwelling units or 2,573 p.m. peak hour trips, whichever comes last.



Condition 19, Wilson Groves DRI D.O. Internal Roadway Improvements Table 2

Road	From	To	Trip Threshold*	Residential Units	Required Improvements
Phase I					
N/S A	Becker Rd	E/W 3	2,573	2,200	2 lanes
E/W 3	Range Line Rd	N/S A	2,573	2,200	2 lanes
E/W 3	N/S A	N/S B	2,573	2,200	2 lanes
Phase II					
Paar Drive (E/W 4)	N/S A	N/S B	4,152	3,960	2 lanes
N/S B	Becker Road	E/W 3	4,397	4,233	2 lanes
Phase III					
N/S A	Becker Road	E/W 3	6,708	6,564	Widened to 4 Lanes
Paar Drive (E/W 4)	N/S A	N/S B	7,148	6,821	Widened to 4 Lanes
Paar Drive (E/W 4)	Rangeline Rd	N/S A	7,449	6,997	2 lanes

* Wilson Groves Cumulative Total Net External DRI p.m. Peak Hour Trips

Traffic Impact Concerns

- Until additional roads are constructed, the totality of the trips in Wilson Groves will be placed on Becker Road.
- Condition 15 of the Wilson Groves DRI development order does provide for the City to require the developer to undertake monitoring to ascertain the level of service on transportation facilities within the DRI.
- A required transportation improvement can be accelerated if the monitoring shows its needed.
- The methodology of the monitoring has to be agreed to by the City prior to undertaking the monitoring.
- The Public Works Department is recommending a condition that when the City deems monitoring is required, the City's 3rd Party consultant undertake the monitoring and the applicant reimburse the City for the cost.



Staff Analysis

- The Paseo is not a listed improvement in the Wilson Grove DRI development order.
- Until the Wilson Groves DRI development order is amended to include a Paseo in the City-owned E/W 4 (SW Hegener Drive) right-of-way, City staff recommends removal of the Paseo from Figure 1-6.
- Staff's recommended changes to Figure 1-4 are included in the submittal packets as revised Exhibit "B".



Recommendation

- The Planning and Zoning Department staff finds the petition to be consistent with the intent and direction of the City's comprehensive plan and recommends approval with the following conditions:
 1. The adoption of Revised Exhibit "B" depicting staff recommended changes.
 2. The developer shall reimburse the City for the City's consultant to conduct a monitoring analysis when deemed necessary for the developer's obligated roadways as recommended by the Public Works Department.

