

# 3<sup>rd</sup> Amendment to the Wilson Groves DRI Development Order

(P21-127)

Planning and Zoning Board Meeting

June 6, 2023

Bridget Kean, AICP

Senior Planner



# Proposed Project

- An application to amend the Wilson Groves DRI development order by amending Map H, the DRI master development plan.
- The Wilson Groves DRI was last amended on January 24, 2011 through Resolution 11-R01.
- The applicant is not proposing any additional changes to the DRI Development Order.



# Applicant and Owners

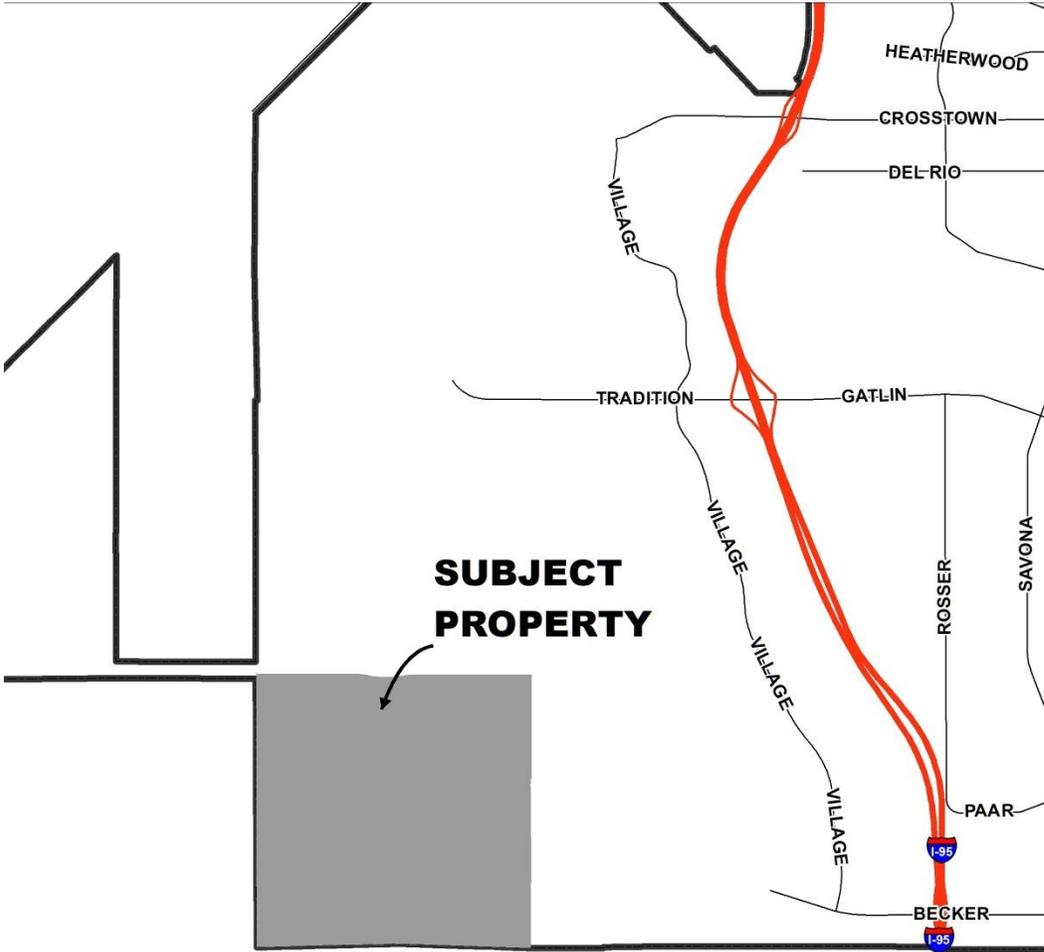
Dan Sorrow, Coteleur and Hearing agent for the property owners

ACR Acquisition, LLC

Florida Power and Light Company

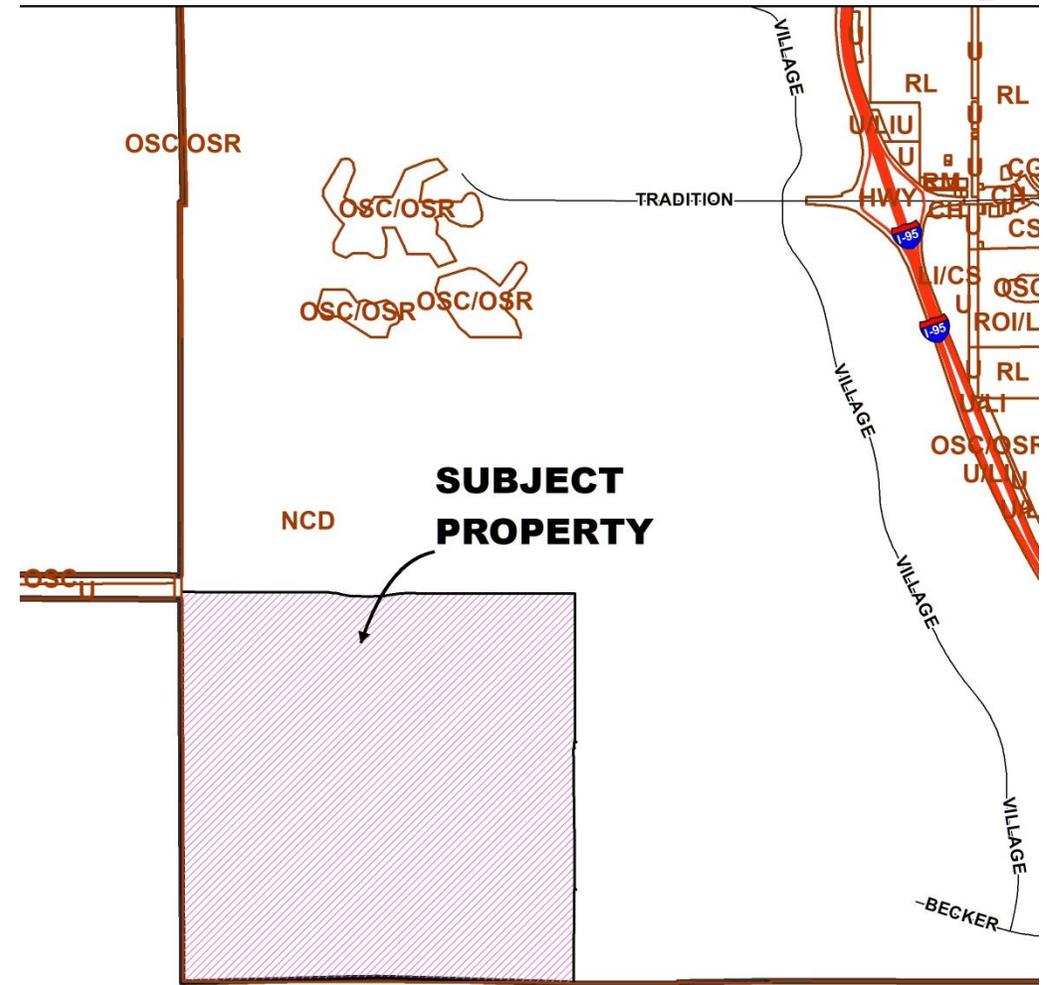


# Location





# Future Land Use



# Project Background

- Wilson Groves is an approved Development of Regional Impact (DRI) and approximately 2,499 acres in size.
- 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.



# 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.



# P21-128 – Wilson Groves CPA

- There is an associated application for a large scale comprehensive plan text amendment amend 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.
- The proposed amendment is 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.



# Wilson Groves DRI

- Wilson Groves is approved for: 7,700 residential units; 765,000 sq ft of retail use; 1,583,250 sq ft 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.
- Wilson Groves is also required to dedicate a fifty acre civic site per the fourth amendment to the SW Annexation Agreement.
- 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.



# Wilson Groves DRI

- The development order conditions in the Wilson Groves DRI list the transportation improvements required to serve the development.
- The improvements are broken down by roadway segments and identify the number of lanes to be constructed and the thresholds that trigger the construction of the roadways.
- The thresholds are based on a certain number of dwelling units or p.m. peak hour trip generation rates, whichever comes last.



# Proposed DRI Amendment

- The proposed amendment will amend Map H, the master development plan, to adjust the locations for the Residential, Mixed Use, and Neighborhood/Village Commercial sub-districts.
- The proposed amendment to Map H removes one of the K-8 school sites required by the SW annexation agreement and the DRI.
- The proposed amendment to Map H labels E/W 4 (SW Hegener Drive) as consisting of a roadway and a Paseo.
- The Paseo is a proposed multi-use path to be constructed within the 150-foot-wide City owned road right-of-way for E/W 4 (SW Hegener Drive).
- The proposed amendment includes a note to allow low speed vehicles along pathways, sidewalks, multi-use trails, and roadway crossings within the following city owned rights of way: Becker Road, N/S A, N/S B. and E/W 3.



Attachment "A" Existing Map H  
 Exhibit "D" of Wilson Grove DRI Development Order (Resolution 11-R01)

# Wilson Groves DRI Port St. Lucie, FL

# Map H Master Plan



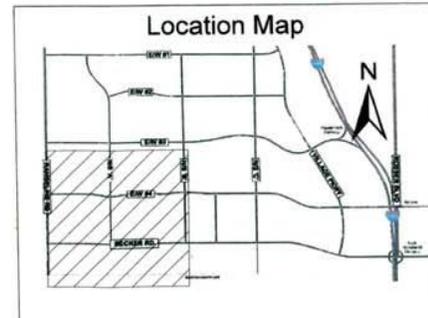
**LEGEND**

- Residential including Schools, Parks, Recreational, Institutional, and Civic uses.
- Mixed Use including Residential, Commercial, Office, Light Industrial, Schools, Parks, Recreational, Institutional, and Civic uses.
- Neighborhood / Village Commercial including Residential, Commercial, Office, Parks, Recreational, Institutional, and Civic uses.
- Roadways per Annexation Agreement
- Fire Station
- Regional Park
- K - 8 School
- FPL Right of Way
- Unit Designation

**Proposed Land Uses**

Mixed Use	566 Acres
Residential	1,876 Acres
Neighborhood Commercial (NC)	57 Acres
<b>Total Area</b>	<b>2,499 Acres</b>

"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 endeavor 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** PARK
- C** 50 AC CIVIC SITE
- K - 8 SCHOOL**

**PROPOSED LAND USES**

<b>RESIDENTIAL</b>	1876 AC
(INCLUDES ROW ACRES)	96 AC
(INCLUDES PPL ACRES)	30 AC
<b>NEIGHBORHOOD / VILLAGE COMMERCIAL</b>	57 AC
<b>MIXED-USE</b>	286 AC
(INCLUDES PPL ACRES)	13 AC
<b>TOTAL AREA</b>	2,499 AC

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

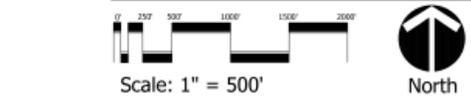
**NOTES**

- \*LOCATION AND CONFIGURATION OF ALL DEVELOPMENT PARCELS (INCLUDING ACCESS LOCATIONS, LAKES, OPEN SPACE, RESIDENTIAL AND NON-RESIDENTIAL USES) WILL BE FULLY DELINEATED DURING THE ZONING AND OR PLATTING PROCESS.
- 50-ACRE REGIONAL PARK SITE TO BE PROVIDED ADJACENT TO C-23 CANAL AND EAST PROPERTY LINE. CONFIGURATION OF PARK SITE TO BE DETERMINED AT THE TIME OF FINAL PLAN APPROVAL AND REQUIRED PARKS AGREEMENT CONSISTENT WITH CONDITION 56 IN RESOLUTION 11-801.
- LOW SPEED VEHICLES AS DEFINED BY FLORIDA STATUTE (FS) 320.01(41) SHALL BE PERMITTED ALONG PATHWAYS, SIDEWALKS, MULTI-USE TRAILS, AND ROADWAY CROSSINGS WITHIN THE FOLLOWING CITY OWNED RIGHTS OF WAY: BECKER RD., N/S A, N/S B, AND E/W 3.
- 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 SUBMITTAL AUTHORITIES TO FINAL APPROVAL. NOTWITHSTANDING, MATERIAL VARIATIONS IN DESIGN AS THE DETAILED ENGINEERING BECOME MORE DEFINED, PRIOR APPROVALS SHALL ENTITLE THE APPLICANT WITHOUT RETURNING FOR DESIGN REVIEW BY PLANNING 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.

**LOCATION MAP**



**PSLUSD# 11-681-00**  
**PSL# P21-128**  
**MAP H**  
**MASTER PLAN**



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 Land Planners  
 Environmental Consultants  
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 www.cotleurhearing.com  
 Lic# LC-C0002219

**WILSON GROVE**  
 Port St. Lucie, Florida

DESIGNED	DTS
DRAWN	PP/PCT/CR
APPROVED	DTS
JOB NUMBER	20-0518
DATE	06-23-22
REVISIONS	11-09-22
	08-03-22

# Staff Analysis

- Section 380.06(7)(a) of the Florida Statutes requires any proposed change to a previously approved DRI to be reviewed by the local government based on the standards and procedures in its adopted local comprehensive plan and adopted local land development regulations.
- The applicant has applied for a large-scale comprehensive plan text amendment to amend Figure 1-6 of the Future Land Use Element (P21-128) to adjust the locations for the Residential, Mixed Use, and Neighborhood/Village Commercial sub-districts.
- The applicant is only proposing to amend Map H with no changes to the DRI development order conditions adopted under Resolution 11-R01.



# Staff Analysis

- The southwest annexation agreement and Condition 51 of the Wilson Groves DRI require the developer to dedicate to the City of Port St. Lucie two K-8 school sites of not less than twenty-five (25) acres.
- There is an existing development agreement with SLC schools that requires two K-8 school sites.
- The school sites are a required obligation of the DRI and need to be depicted on Map H.



# Traffic 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 3<sup>rd</sup> Party Traffic Consultant, Marlin Engineering.
- The applicant is not proposing any changes to the transportation conditions in the listed under Table 2, Condition 19, of the Wilson Groves DRI development order (Exhibit B of Resolution 11-R01).



# Traffic Impact Analysis

- The City's 3<sup>rd</sup> Party consultant found that proposed changes to Map H could be accommodated within the planned roadway network for Wilson Groves 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.
- As shown in Table 2, Condition 19, 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.



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

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 3<sup>rd</sup> Party consultant undertake the monitoring and the applicant reimburse the City for the cost.



# Traffic Impact Concerns

- 3<sup>rd</sup> Party Consultant recommends the City require intersection analyses with each application for subdivision plat approval to determine how the changes to the land use mix and location impact intersections within the DRI.
- Recommendation consistent with Condition 27 of the Wilson Groves DRI development order.
- Condition 27 specifies the design standards required for arterial intersections within rights-of-way greater than 100 feet. For all other arterial road intersection types, the developer is required to provide an intersection analysis.



# Staff Analysis

- The proposed Paseo is not a listed improvement in the Wilson Grove DRI development order.
- Until the 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 the removal of the Paseo from proposed Map H.
- City staff recommends removal of the note to allow low speed vehicles along pathways, sidewalks, multi-use trails, and roadway crossings within the city owned rights of way for Becker Road, N/S A, N/S B. and E/W 3.
- The City Council has never formally adopted a policy to allow low speed vehicles in city owned right-of-way.



# 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 applicant's proposed changes to Map H be updated to depict the location of the two school sites required by Condition 51 of the Wilson Groves DRI development order and the southwest annexation agreement prior to the application going before City Council.
2. Any references to the Paseo be removed from the proposed changes to Map H.
3. The miscellaneous notes and the note to allow low speed vehicles along pathways, sidewalks, multi-use trails, and roadway crossings within the city owned rights of way for Becker Road, N/S A, N/S B. and E/W be removed from proposed changes to Map H.
4. 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.

