

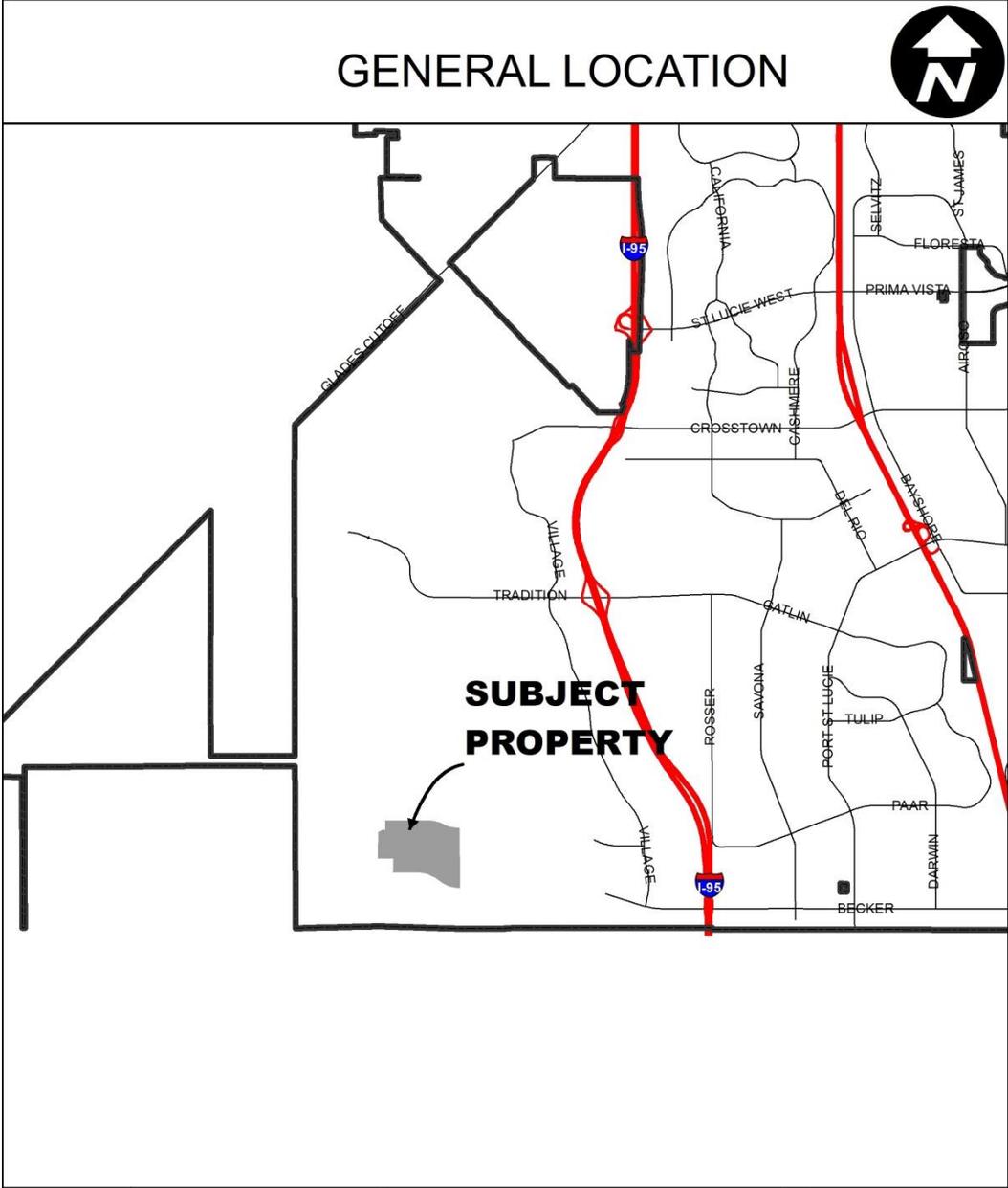


Wilson Groves Parcel A MPUD Rezoning Application
P21-148
Planning and Zoning Board Meeting March 5, 2024

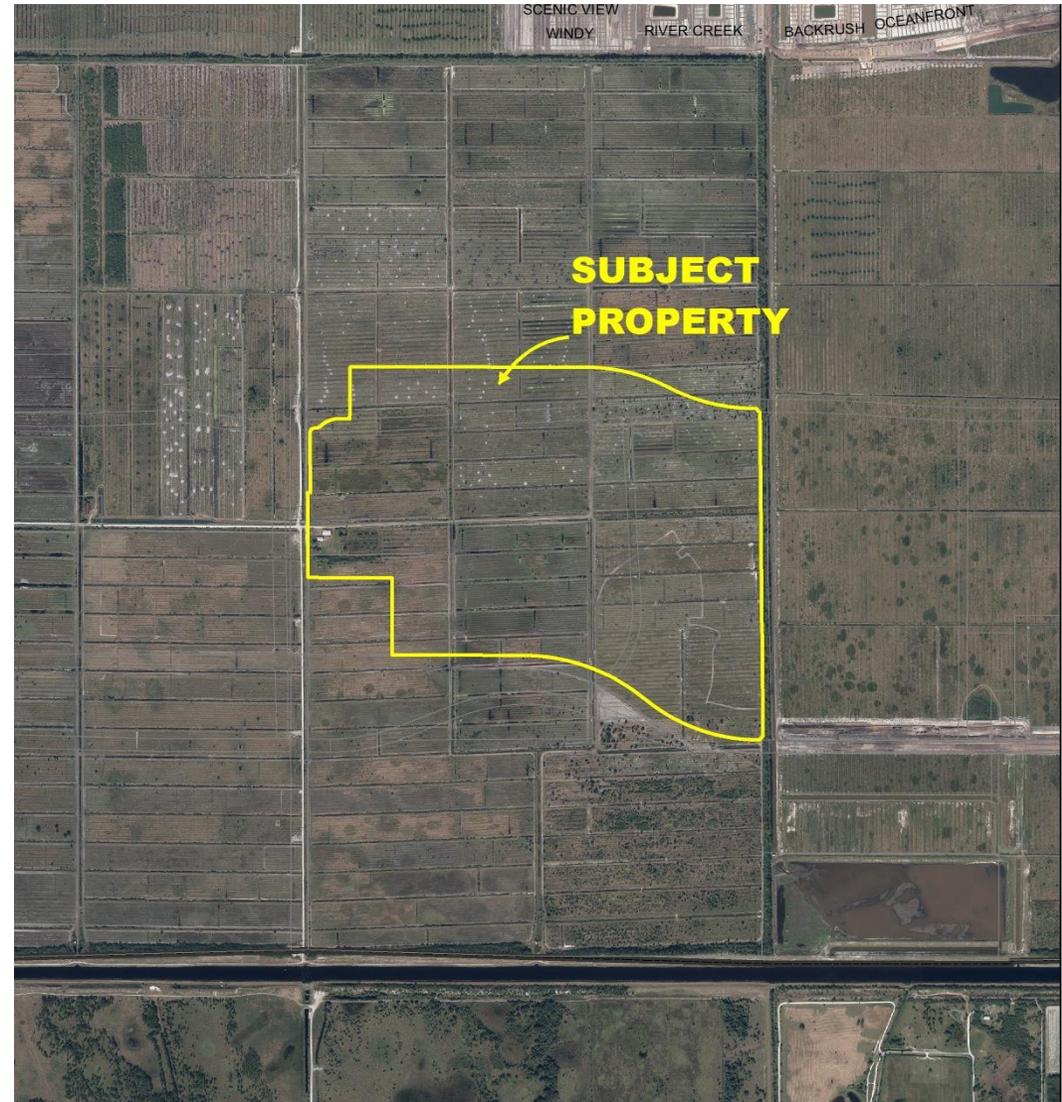
Request Summary

Applicant's Request:	A request is to rezone approximately 390.375 acres of a property from St Lucie County Agricultural 5 (one dwelling unit per five acres) to the zoning designation of City of Port St. Lucie Master Planned Unit Development (MPUD)
Agent:	Dan Sorrow, Cotleur and Hearing
Applicant /Property Owner:	ACR Acquisition, LLC
Location:	The property is generally located north of Becker Road, south of the future extension of SW Hegener Drive, west of future roadway N/S B, and east of future roadway N/S A.

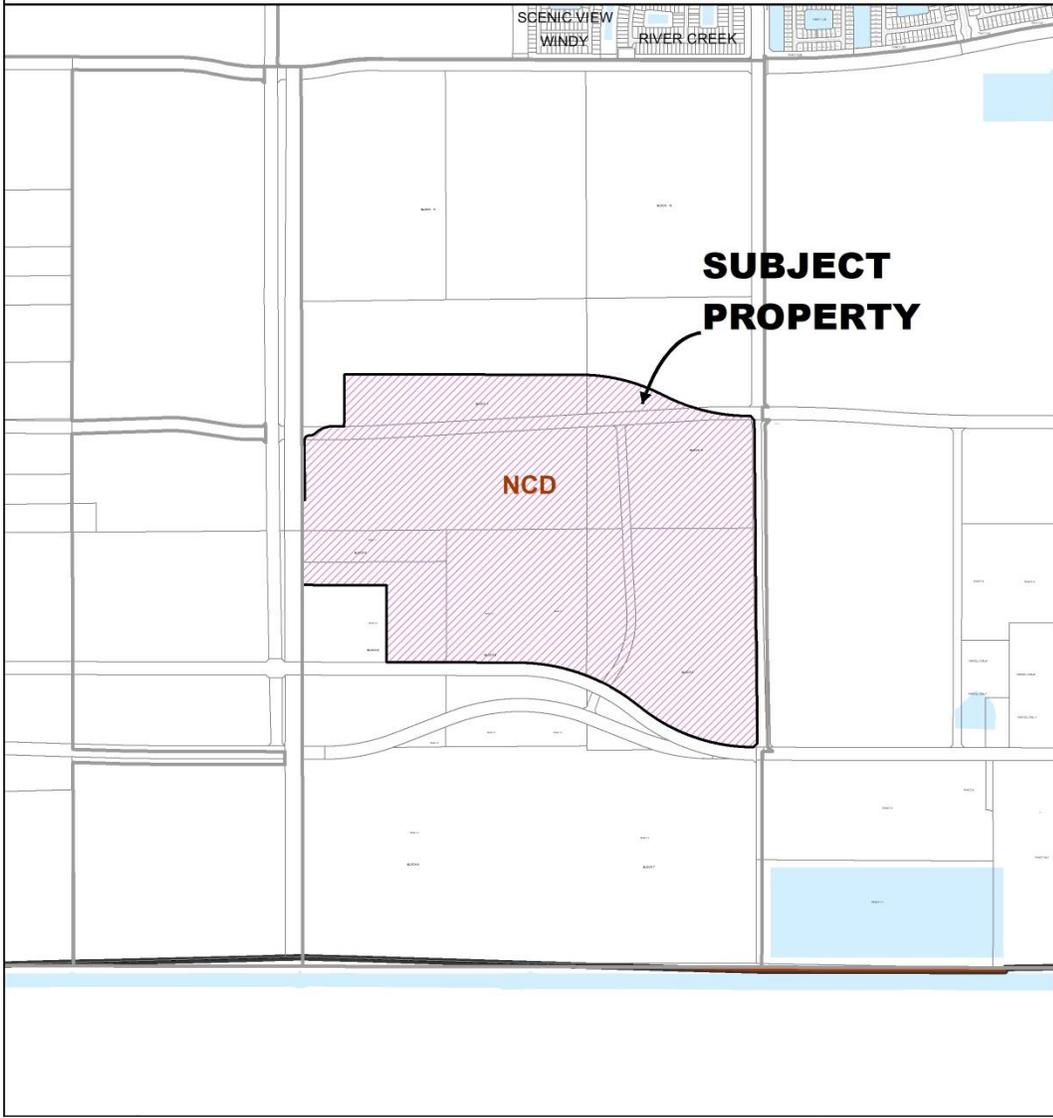
Location



Aerial



Future Land Use



Project Background

- The subject property is located within the Wilson Groves DRI
- The overall Wilson Groves DRI is approx. 2,499 acres in size and 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; 382,872 square feet of institutional and civic uses.
- Wilson Groves is required to provide: 2 K-8 school sites, 90 acres for parks, and 50 acres for a civic site.
- This application rezones 390.375 acres within the Wilson Groves DRI to provide for a residential MPUD.

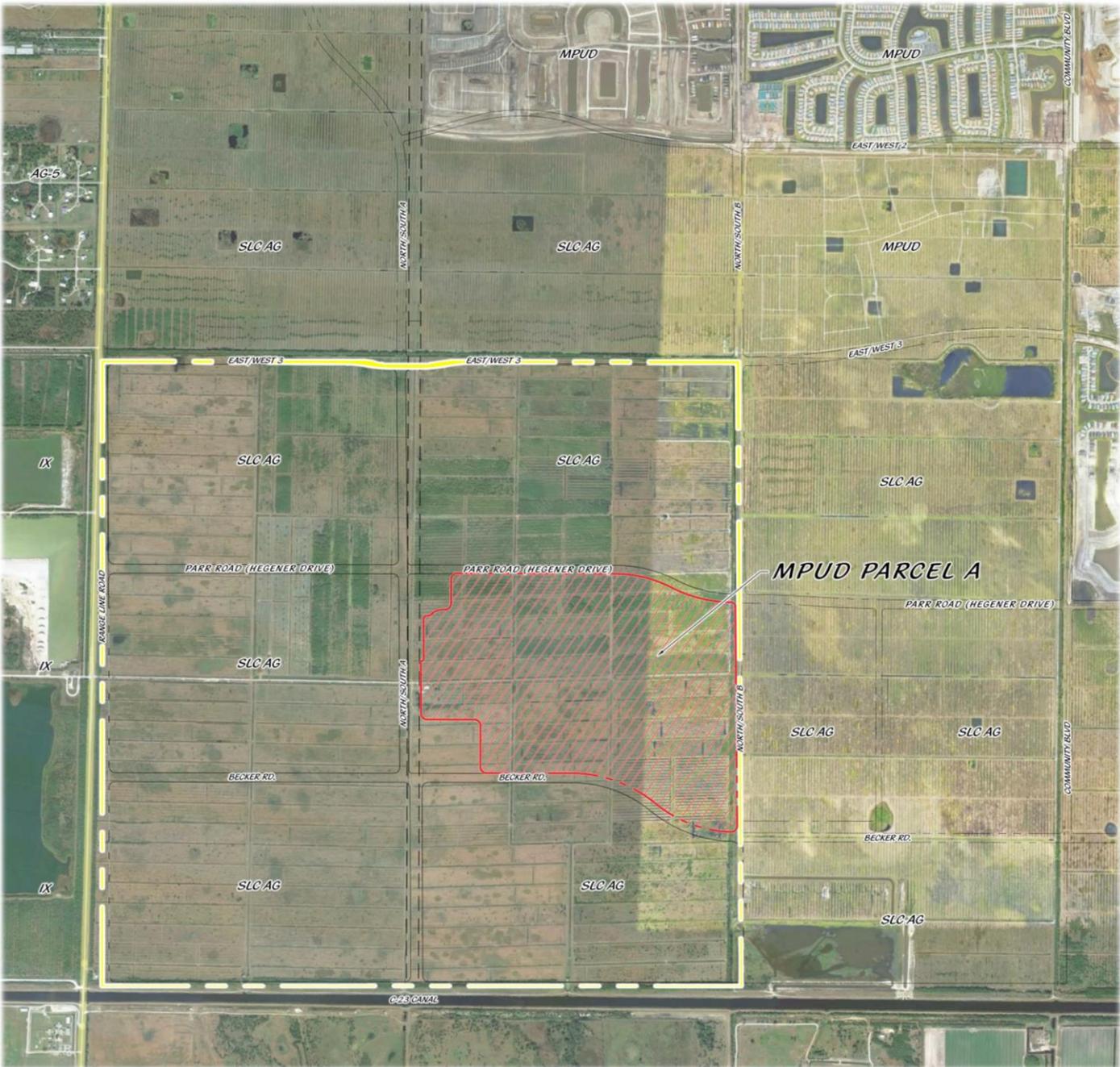
Proposed Project

- The MPUD will provide for a gated residential subdivision for up to 1,180 residential uses along with clubhouse, other civic uses, and public or private recreation uses consistent with the property's underlying residential land use sub-district.
- As depicted on the MPUD concept plan, primary access will be provided along Becker Road. A secondary access point will be located on future road N/S A. A designated emergency access driveway for emergency services will be located on future road N/S B.

Associated Applications

- This application is associated with an application to amend Figure 1-6 of the Future Land Use Element (P23-201) and an application to amend Map H of the Wilson Groves DRI (P21-127).
- Figure 1-6 is the conceptual land use plan for the Wilson Groves NCD Land Use District and Map H is the master development plan for the Wilson Groves DRI.
- Both applications 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.
- These applications received recommendations of approval from the Planning and Zoning Board at a special meeting of the Planning and Zoning Board on November 28, 2023.
- The adoption hearings for both projects, P23-201 and P21-127, are scheduled for the March 12, 2024 City Council meeting.
- The proposed MPUD is consistent with these applications.

Subject Property



Land Use Consistency

- The subject property is located within a residential sub-district and the proposed MPUD is consistent with Policies 1.2.2.2 and 1.2.2.3 of the Future Land Use Element regarding the development of residential neighborhoods within an NCD District and Policy 1.2.3.4 regarding the provision of pedestrian/bicycle paths to interconnect residential and non-residential areas.
- Per Policy 1.2.2.2, residential areas shall contain neighborhoods of housing, which neighborhood may also contain schools, parks, places of worship and civic facilities essential to the daily life of the residents.
- Per Policy 1.2.2.3, residential areas must be a minimum size of 10 acres and a maximum size of 750 acres. The Wilson Groves Parcel A MPUD is approximately 390.375 acres in size.

Traffic Impact Analysis

- Traffic Analysis last received dated January 2024
- Traffic Analysis completed by O'Rourke Engineering & Planning for Akel Homes
- Reviewed by City Staff
- Parcel A includes 1,180 Single Family Residential Units generating 1,011 PM Peak Hour trips using standard single family trip generation rates.
- Please note that only standard single family trip generation rates were reviewed for this approval.

Proposed Access

Included in the Parcel A MPUD document, certain roads are to be constructed in order to provide the access for this development. These items include the construction of:

1. Stabilized section of Farm Road A to an emergency access ingress/egress located off Range Line Road prior to the first non-model residential building permit in Parcel A.
2. Stabilized section of N/S B from Becker Road going north to the first east-west street within Parcel A as emergency only access prior to 600th Certificate of Occupancy within Parcel A.

Proposed Conditions

Public Works would like to recommend conditions of approval to amend this MPUD document to also include:

1. The applicant shall submit a traffic study revised to remove all references to age-restricted units prior to the public hearing before the City Council.
2. Additional transportation requirements to establish a timeline for the completion of N/S A from Becker Road going north to the second entrance of this Parcel A MPUD consistent with Section 158.187(B)(1)a) of the City of Port St. Lucie Code of Ordinances prior to the public hearing before the City Council.



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MPUD PARCEL A

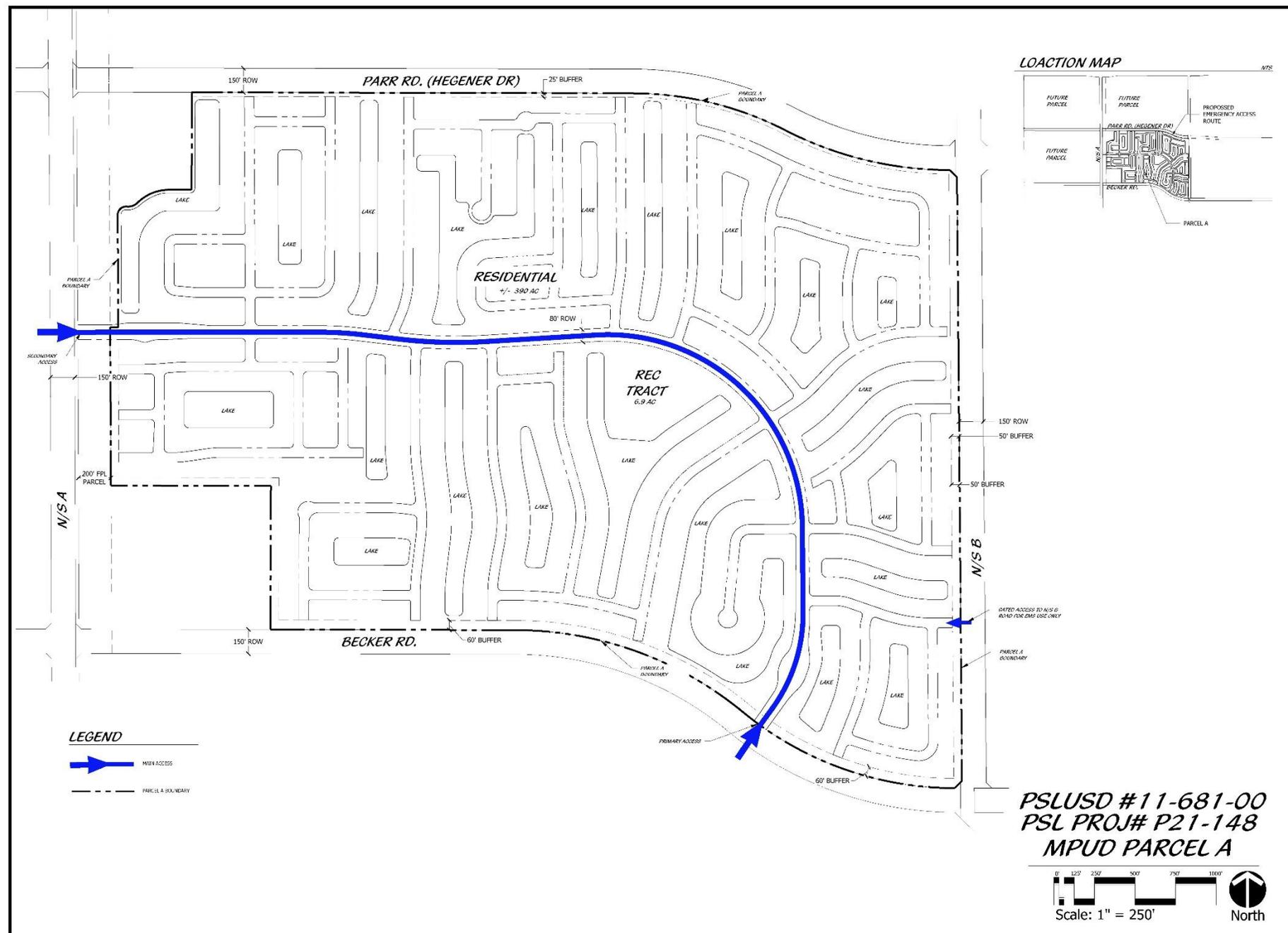
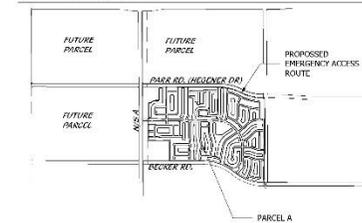
Port St. Lucie, Florida

DESIGN BY: _____ CTS
DRAWN BY: _____ PRP
APPROVED BY: _____ CTS
JOB NUMBER: 20-0510
DATE: 02-05-24
REVISIONS:

SHEET: 1 of 1

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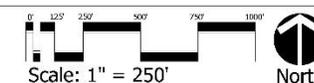
LOCATION MAP



LEGEND



PSLUSD #11-681-00
PSL PROJ# P21-148
MPUD PARCEL A



Recommendation

- The Site Plan Review Committee recommended approval of the proposed MPUD document and concept plan at the August 11, 2021 Site Plan Review Committee meeting.
- The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval subject to the following conditions:
 1. The traffic study is updated to remove all references to age-restricted units prior to the public hearing before the City Council.
 2. The MPUD shall be revised to reflect additional transportation requirements to establish a timeline for the completion of N/S A from Becker Road going north to the second entrance of this Parcel A MPUD consistent with Section 158.187 (B)(1)a) of the City of Port St. Lucie Code of Ordinances prior to the public hearing before the City Council.