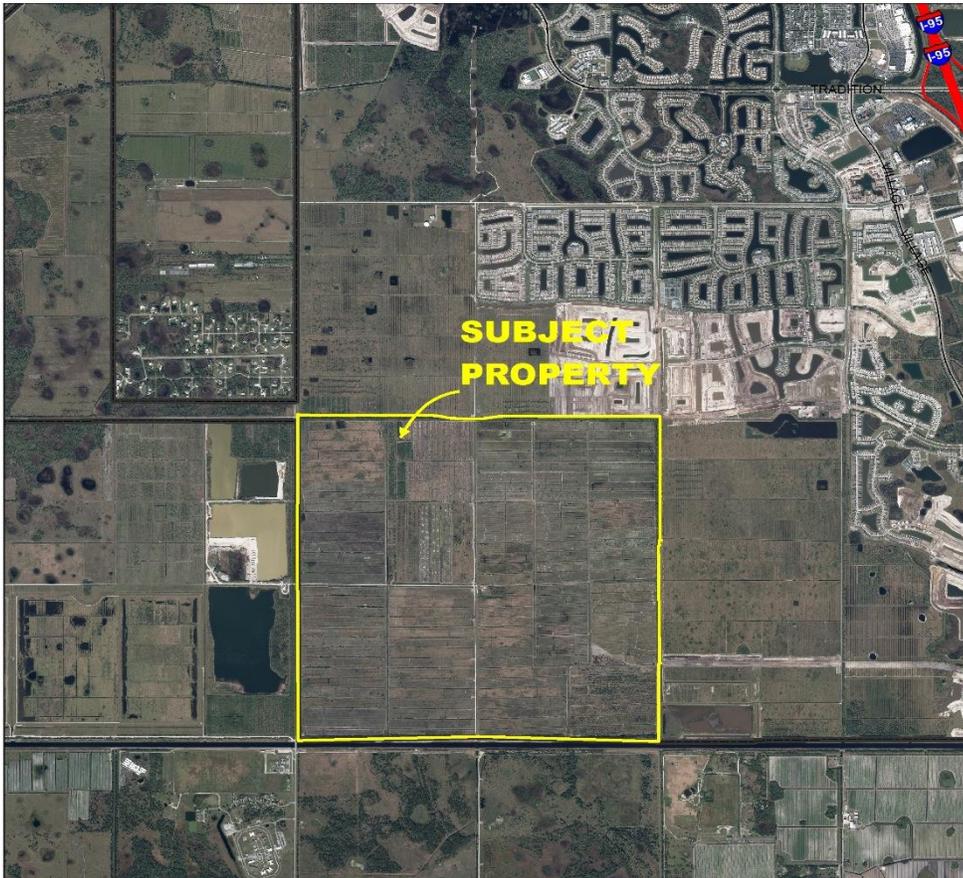


**Wilson Groves Development of Regional Impact (DRI)  
Conceptual Master Plan  
P23-183**



Project Location Map

**SUMMARY**

Applicant's Request:	An application for approval of a conceptual master plan for the Wilson Groves DRI.
Applicant:	Dan Sorrow, AICP, Cotleur and Hearing, Inc.
Property Owner:	ACR Acquisition, LLC
Location:	The property is generally located north of the C-23 Canal, east of Range Line Road, south of the Marshall Parkway right-of-way, and west of the N/B road right-of-way.
Address:	Not assigned
Application Type:	Approval of a DRI Conceptual Master Plan
Project Planner:	Bridget Kean, AICP, Deputy Director

### **Project Background**

Wilson Groves is an approved Development of Regional Impact (DRI) that is located west of Interstate 95, east of Range Line Road, north of the C-23 Canal and immediately south and west of the Riverland Kennedy DRI and approximately 2,499 acres in size. The future land use classification is New Community Development District (NCD). The Wilson Groves NCD District is comprised of 57 acres of Neighborhood/Village Commercial, 566 acres of Mixed-Use, and 1,876 acres of Residential use. The Wilson Groves DRI is approved for 7,700 residential units; 765,000 square feet of retail use; 1,583, 250 square feet of office use; 1,361,250 square feet of light industrial use; 382,872 square feet of institutional and civic uses; two K-8 school sites, and 90 acres for parks. Wilson Groves is also required to dedicate a 50 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.

The Wilson Groves DRI Development Order was first approved by the City Council on October 23, 2006 through Resolution 06-R104. The second amendment to the Wilson Groves DRI was approved on January 24, 2011 through Resolution 11-R01. A public hearing for the third amendment to the Wilson Groves DRI to amend Map H, the master development plan (P21-127) was held by the Planning and Zoning Board at a special meeting of the Board on November 28, 2023. The proposed amendment to Map H adjusts 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. The application received a recommendation for approval from the Planning and Zoning Board and is scheduled for a public hearing before the City Council on March 12, 2024.

There is an associated application for a large scale comprehensive plan text amendment to amend Figure 1-6 of the Future Land Use Element (P23-201). Figure 1-6 is the conceptual land use plan for the Wilson Groves NCD Land Use District. The amendment to Figure 1-6 adjusts 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. This application also received a recommendation of approval from the Planning and Zoning Board on November 28, 2023. The adoption hearing from the proposed comprehensive plan text amendment is scheduled for the March 12, 2024 City Council meeting.

### **Project Description**

ACR Acquisition, LLC, as the developer of the Wilson Groves DRI, has submitted a conceptual master plan for the Wilson Groves DRI in accordance with Condition No. 11 of the DRI development order. Condition 11 requires the developer to prepare a conceptual master plan to provide long-term guidance and direction for the project by showing the general location of all residential and non-residential land uses, arterial and collector roads, arterial and collector potable water, wastewater and reclaimed water infrastructure, stormwater facilities, school sites, civic and institutional sites, other major facilities, major access points and multi-use trails and greenways. The conceptual master plan shall demonstrate consistency with the NCD (New Community Development) land use category.

The plan is required to be presented to the City's Planning and Zoning Board and the City Council for consideration and approval prior to final approval of any zoning application in the DRI. The conceptual master plan shall be consistent with the NCD land use category and the Master Development Plan (Map H) of the DRI development order. The conceptual master plan is only to be considered as a generalized reference tool which is not regulatory, but rather a planning reference to provide long range guidance related to those lands being considered for development approval. The conceptual master plan shall be revised by the developer from time to time as needed to show approved and proposed development.

### **Previous Actions and Prior Reviews**

The Site Plan Review Committee recommended approval of the proposed DRI conceptual master plan at the February 14, 2023 Site Plan Review Committee meeting.

### **Staff Analysis**

The conceptual master plan depicts the locations of the Residential, Neighborhood/Village Commercial, and Mixed Use sub-districts consistent with the proposed changes to Figure 1-6 of the City's Comprehensive Plan (P23-201) and Map H of the Wilson Groves DRI (P21-127). The concept plan was prepared in consultation with the City's Utility Systems Department, Public Works Department, Parks and Recreation and Planning and Zoning. It also includes the proposed location for utility sites, proposed location for park sites, proposed locations for two school sites and one fire station site, and it depicts the greenway greenway corridor along Range Line Road. The proposed plan depicts the required roadway network for the Wilson Groves DRI. The information for the first rezoning application has been included for Parcel A (P21-148) on the plan. The MPUD rezoning application is for 1,180 dwelling units. As each subsequent rezoning application is submitted, this plan will be updated to show the proposed development.

## **STAFF RECOMMENDATION**

The Site Plan Review Committee recommended approval of the proposed DRI conceptual master plan at the February 14, 2024 Site Plan Review Committee meeting.

### **Planning and Zoning Board Action Options:**

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions
- Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.