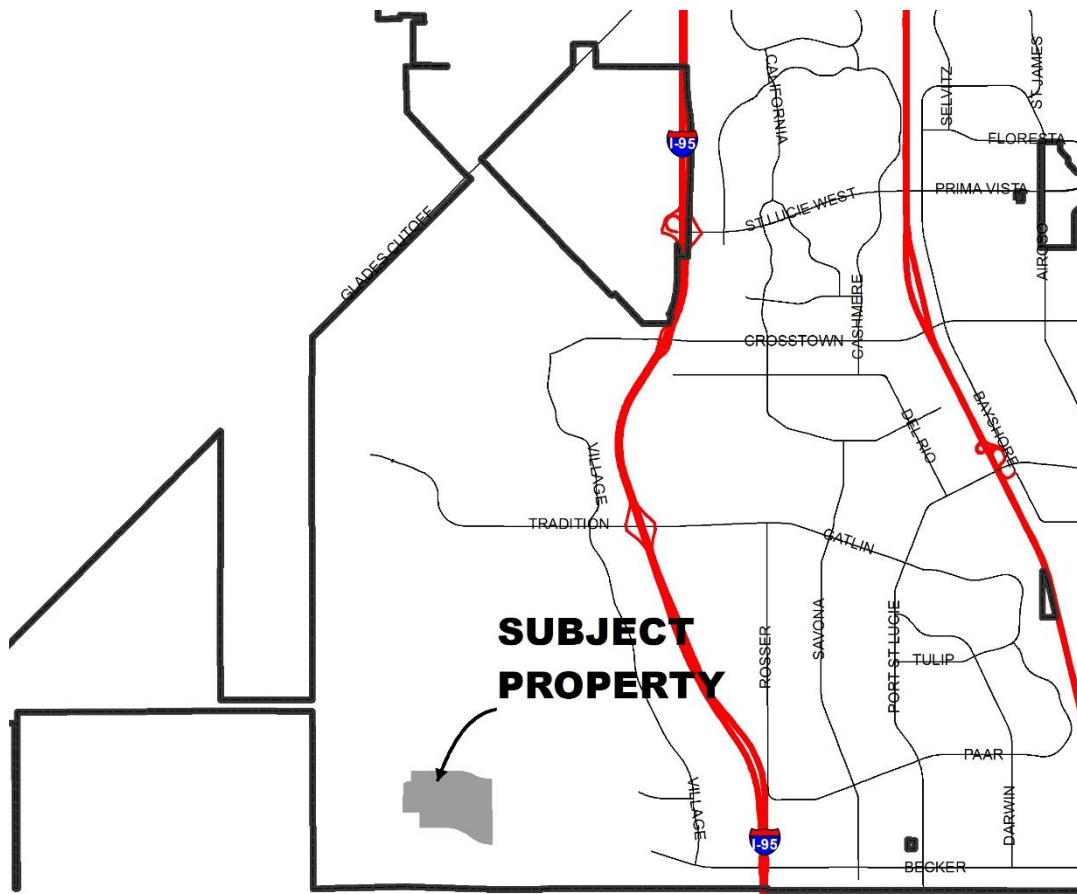




Wilson Groves - Parcel A
MPUD Rezoning Application
P21-148



Project Location Map

SUMMARY

Applicant's Request:	An application to rezone 390.375 acres of property, more or less, from the zoning designation of SLC AG-5 to City MPUD.
Applicant:	Dan Sorrow, AICP, Coteleur and Hearing, Inc.
Property Owner:	ACR Acquisition, LLC
Location:	The property is generally located north of Becker Road, west of future roadway N/S B, east of future roadway N/S A and south of the future extension of SW Hegener Drive.
Address:	Not assigned
Application Type:	MPUD (Master Planned Unit Development) rezoning, Quasi-Judicial
Project Planner:	Bridget Kean, AICP, Deputy Director

Project Description

ACR Acquisition, LLC, has applied to rezone approximately 390.375 acres of property located with the Wilson Groves DRI from the zoning designation of St. Lucie AG-5 (1 dwelling unit per five acres) to City of Port St. Lucie MPUD (Master Planned Unit Development). The subject property is located north of Becker Road, south of SW Hegener Drive (FKA Paar Drive), and between N/S A and N/S B in the area identified as Parcel A on Map H of the Wilson Groves DRI. 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. The land use sub-district designations within the Wilson Groves DRI are: 57 acres of Neighborhood/Village Commercial, 566 acres of Mixed-Use, and 1,876 acres of Residential. The property that is the subject of this application for MPUD rezoning is located within a residential sub-district.

As proposed, 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 Exhibit 16A, 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. A traffic study has been submitted for the project and has been reviewed by the Public Works Department. As stated in the study, the project will generate 1,011 p.m. peak hour trips using single family trip generation rates. The study also includes references to the trips that would be generated using age restricted units. Since the transportation requirements in the Wilson Groves DRI are based on single-family trip generation rates, City staff is recommending the traffic study be revised to remove all references to age-restricted units prior to the public hearing before the City Council. City staff is also recommending the MPUD be revised prior to the public hearing before the City Council to reflect additional transportation requirements to establish a timeline for the completion of N/S A from Becker Road north to second entrance on N/S A consistent with City Code requirements.

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 a recommendation of approval by the Planning and Zoning Board at a special meeting of the Board on November 28, 2023. Following the Planning and Zoning Board public hearings, the City Council transmittal hearing for the comprehensive plan text amendment was held on December 11, 2023 (P23-201). There were no objections to the proposed amendment from the state land planning agency (Florida Department of Commerce) or reviewing agencies. The adoption hearings for both the comprehensive plan amendment, P23-201, and the DRI amendment, P21-127, are scheduled for the March 12, 2024 City Council meeting.

The proposed MPUD is attached as Exhibit "A" of the staff report.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed MPUD amendment and concept plan at the August 11, 2021 Site Plan Review Committee meeting.

Public Notice Requirements

Public notice was mailed to owners within 750 feet of the subject property and the file was included in the ad for the Planning & Zoning Board's agenda.

Location and Site Information

Property Size:	390.375 acres, more or less
Legal Description:	A portion of Alan Wilson Grove Plat as recorded in Plat Book 12, Page 50, of the Public Records of St. Lucie County, Florida. A complete legal description is included in the MPUD regulation book.
Future Land Use:	NCD (New Community Development District)
Existing Zoning:	St. Lucie County AG-5 (1 dwelling unit per 5 acres)
Existing Use:	Vacant Land
Proposed Zoning:	MPUD (Master Planned Unit Development)
Proposed Use:	Residential MPUD

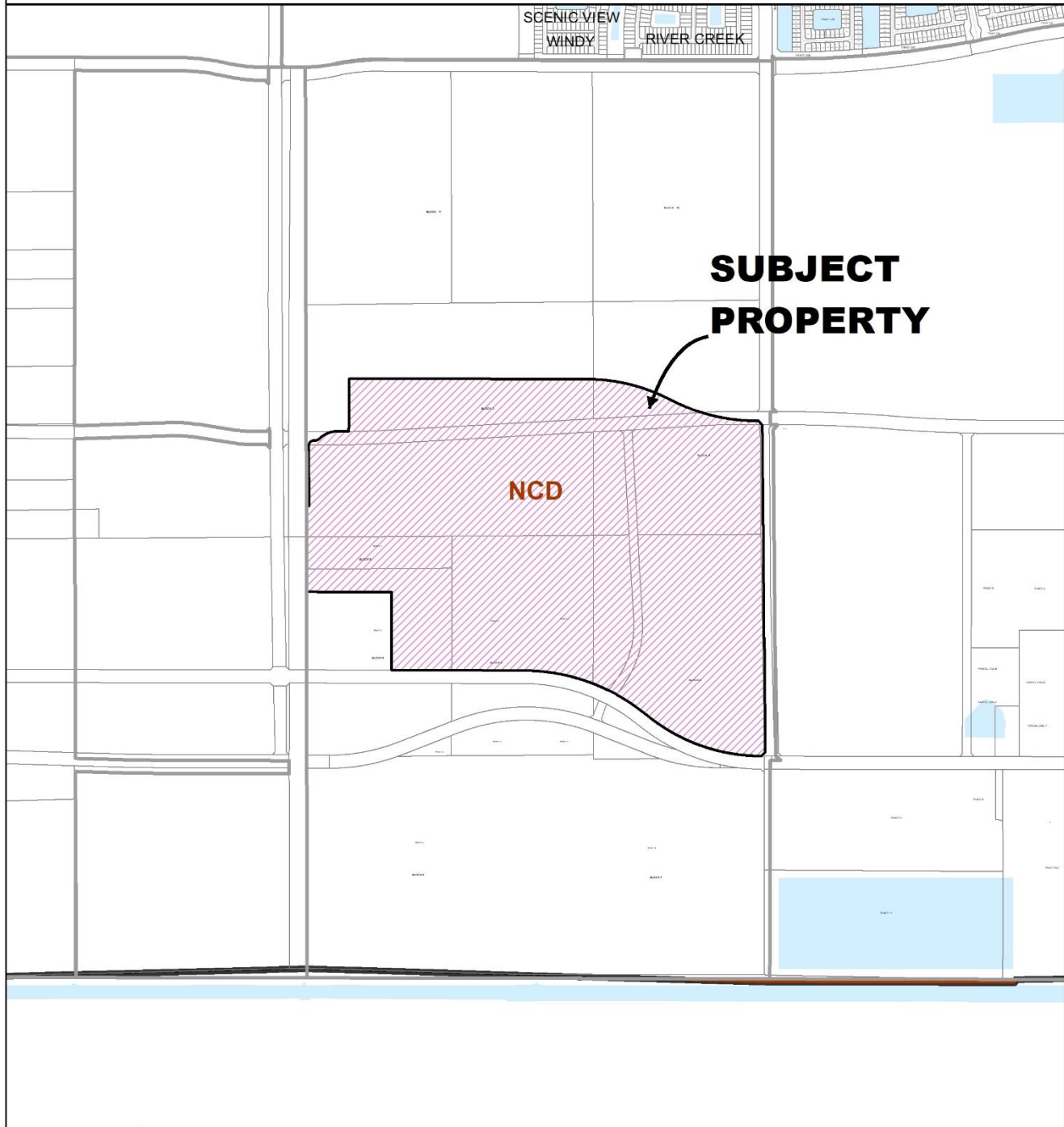
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	SLC AG-5	Vacant land within the Wilson Groves DRI
South	NCD	SLC AG-5	Vacant land within the Wilson Groves DRI
East	NCD	SLC AG-5	Vacant land within the Wilson Groves DRI
West	NCD	SLC AG-5	Vacant land within the Wilson Groves DRI

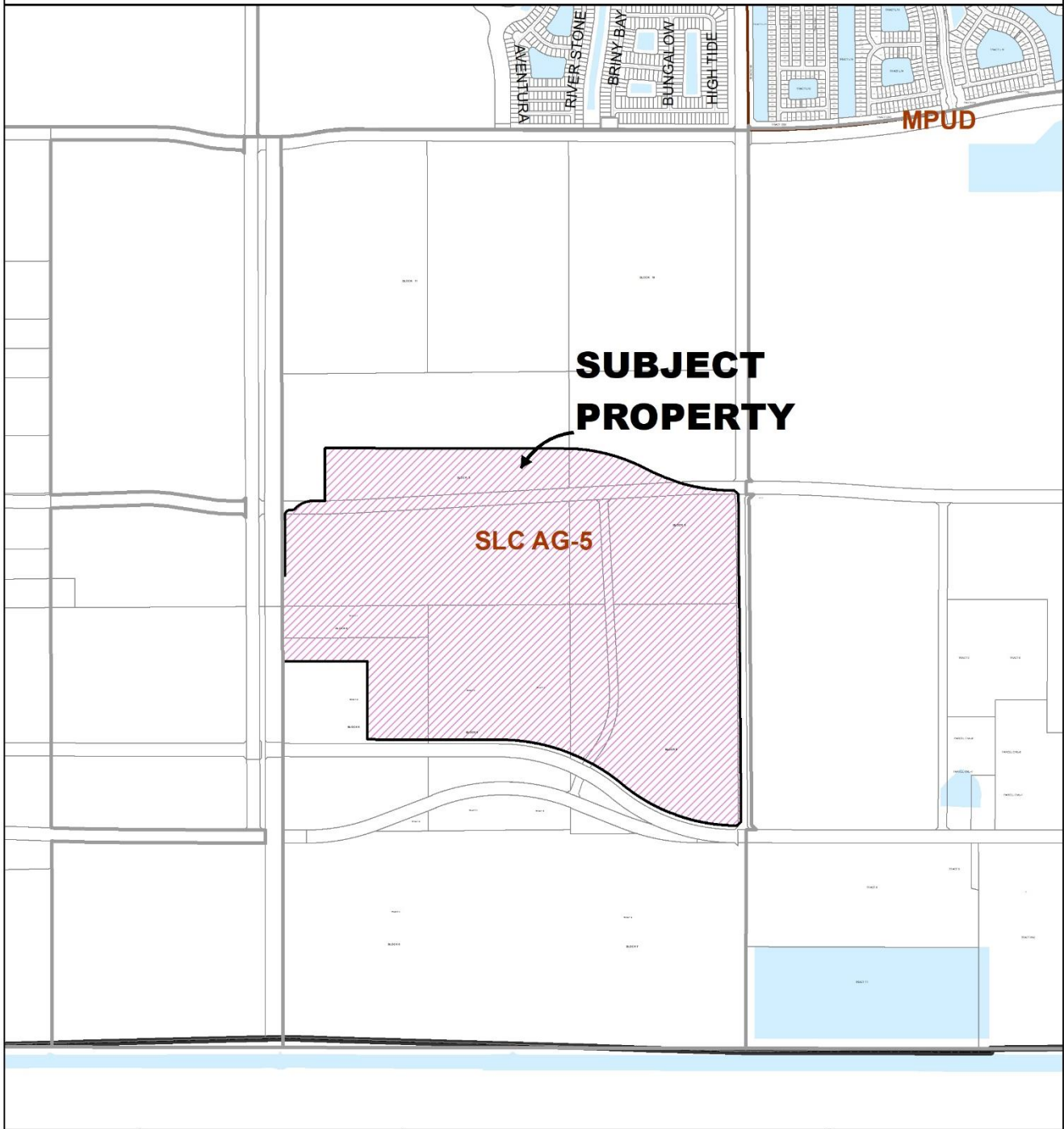
NCD – New Community Development District

SLC AG-5 – St. Lucie County AG-5 (1 dwelling unit per 5 acres)

FUTURE LAND USE



EXISTING ZONING



IMPACTS AND FINDINGS

Land Use Consistency: The subject property is located within a residential land use 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.

MPUD REZONING REQUIREMENTS

Project Description The MPUD allows for construction of up to 1,180 dwelling units for a density of approximately 3.0 dwelling units per acre. It allows for single-family detached units, paired villas, townhouse units, park or playground, clubhouse, and community gardens.

Standards for District Establishment

Area Requirement	Section 158.187(A) of the Zoning Code establishes a minimum size of 50 acres for an MPUD in a residential sub-district. The Wilson Groves Parcel A MPUD is approximately 390.375 acres in size.
Relation to Major Transportation Facilities	The Wilson Groves Parcel A MPUD property is located north of Becker Road, south of SW Hegener Drive (fka Paar Drive), and bound by future road N/S A to the west and future road N/S B to the east. The main access to the project will be via a driveway along Becker Road. A future access point will be a driveway located along N/S A. A future emergency access driveway will be located along N/S B.
Development of Regional Impact	The subject property is located with the Wilson Groves DRI.
Relation to Utilities, Public Facilities, and Services	The subject property is served by Port St. Lucie Utility Systems Department for water and wastewater, FPL for power, and a public service provider acceptable to the city will provide phone, gas and cable service. All utilities will be underground.
Evidence of Unified Control of Area	Evidence of unified control has been provided by ACR Acquisition, LLC, as the owner and developer of property and the overall Wilson Groves DRI.

MPUD Conceptual Master Plan and Regulation Book Requirements

MPUD Concept Plan and Regulation Book	Provided
Land Use sub-areas	The property that comprises the Wilson Groves Parcel A MPUD is within a designated Residential sub area as shown on Figure 1-6 of the Comprehensive Plan. Figure 1-6 is the conceptual land use plan for the Wilson Groves NCD District. Policies 1.2.2.2 and 1.2.2.3 of the Comprehensive Plan address development of residential sub-districts. 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.
Zoning Regulations for each land use	Provided in the MPUD document
Provision for Pedestrian Circulation	The MPUD provides for sidewalks adjacent to streets with connections to the neighborhoods.
Transit Oriented Design Features	Two future mass transit stop easements, one proximate to the Becker Road primary project entry and one proximate to the N/S A secondary project entry, will be denoted at time of the applicable final plat for the future possibility of transit stops at these locations.
Off Street Parking and Loading Requirements	Provided for in the MPUD zoning document
Underground Utilities	All utilities will be underground
Open Space	Provided for in the MPUD zoning document including requirements for usable open space.
Wetlands and Uplands	The Developer shall comply with all wetland mitigation requirements of the U.S. Army Corps of Engineers and South Florida Water Management District per the Wilson Groves DRIs.
Stormwater	The project provides for onsite stormwater retention as depicted on the conceptual master plan.
Landscaping and Buffering Requirements	Provided for in the MPUD zoning document

RELATED PROJECTS

P21-127 – Wilson Groves DRI Map H Amendment Application

P23-201- Wilson Groves Comprehensive Plan Text Amendment to Figure 1-6 Application

P23-183 – Wilson Groves DRI Concept Plan Application

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the proposed MPUD amendment 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 by 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.

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.