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3<sup>rd</sup> Amendment to the Wilson Groves DRI Development Order  
P21-127  
City Council Meeting March 11, 2024

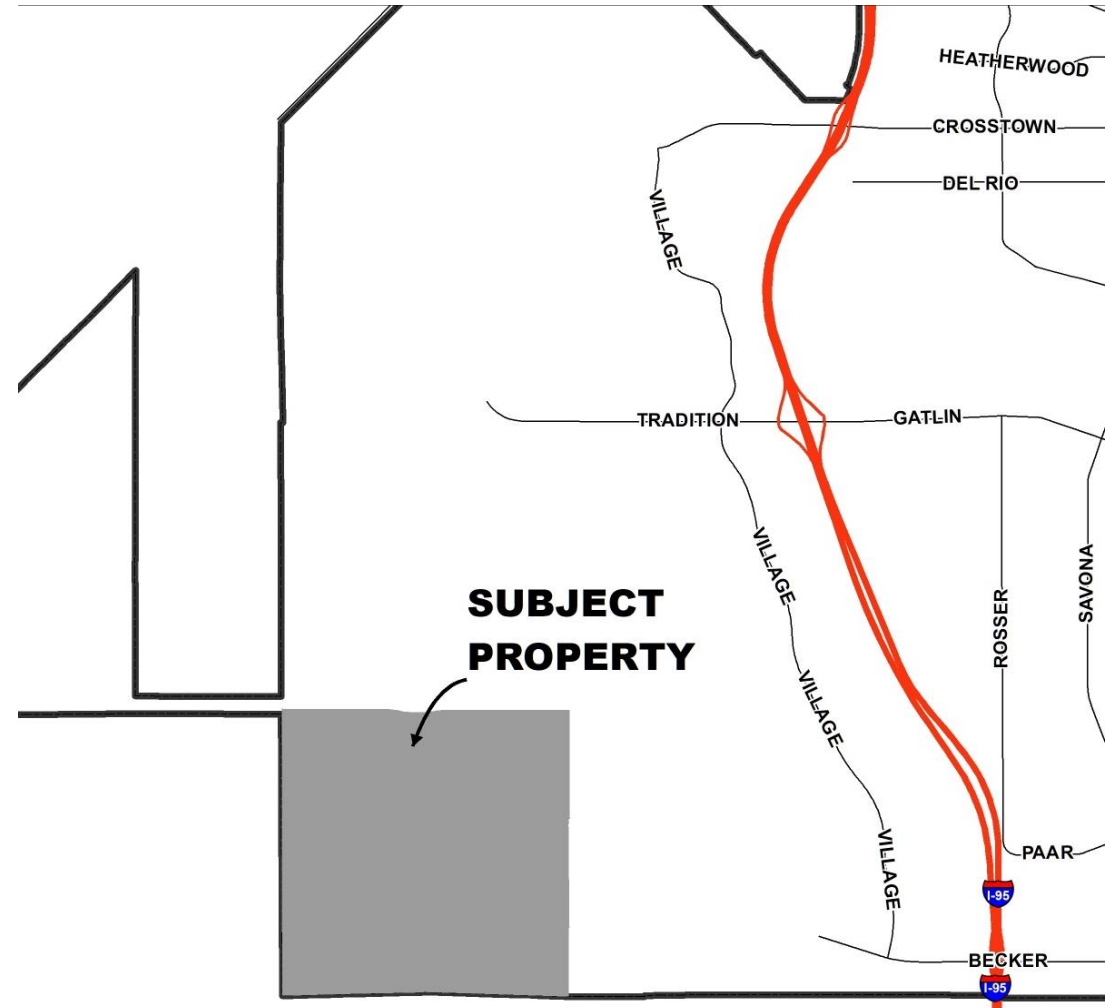
# Request Summary

Applicant's Request:	This is an application for the 3 <sup>rd</sup> Amendment to the Wilson Groves DRI. The proposal is to amend Map H, the DRI master development plan. No changes are proposed to the DRI development order conditions of approval.
Agent:	Dan Sorrow, Cotleur and Hearing
Applicant /Property Owner:	ACR Acquisition, LLC Florida Power and Light Company
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.

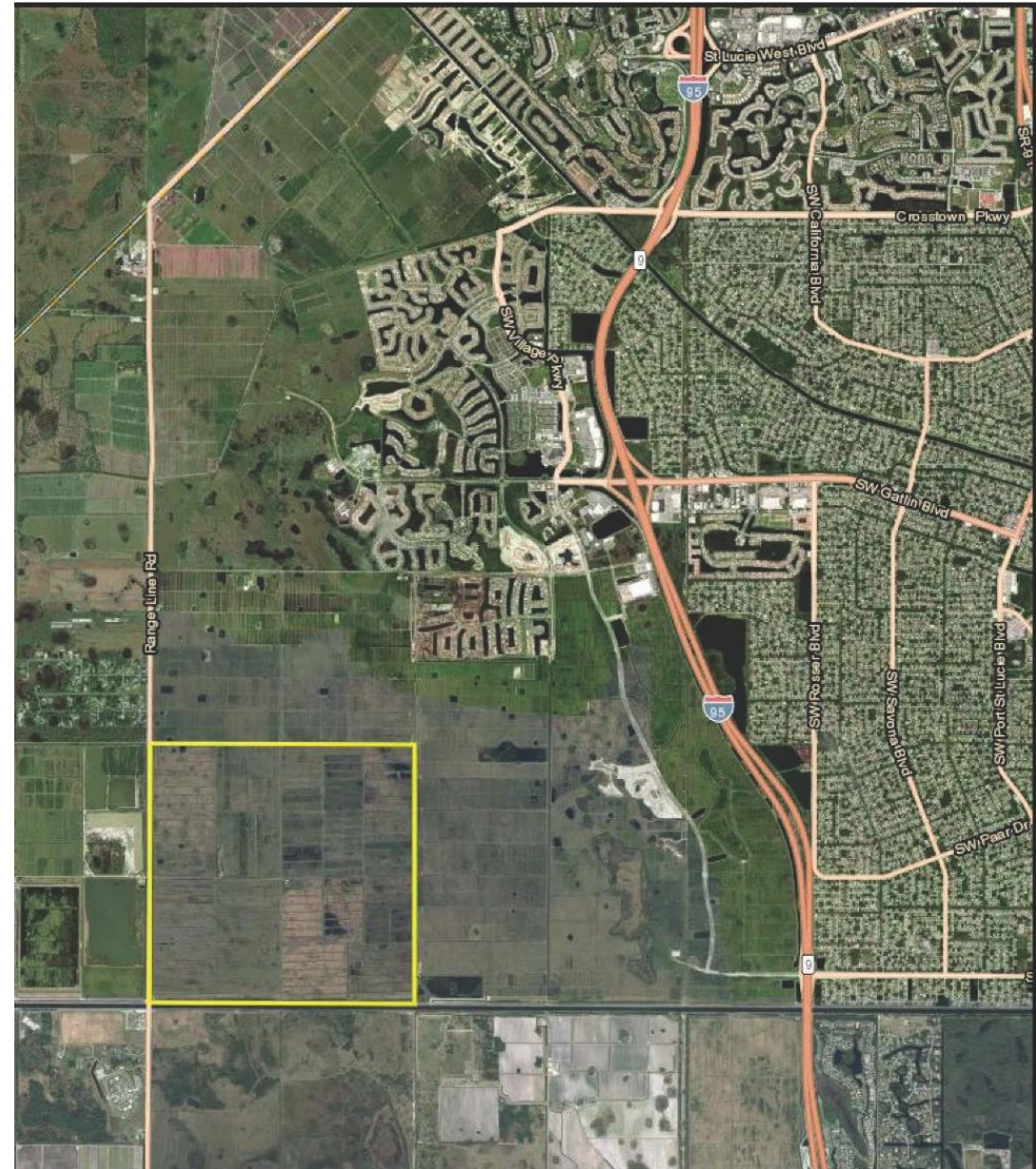
# Project Background

- 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 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.

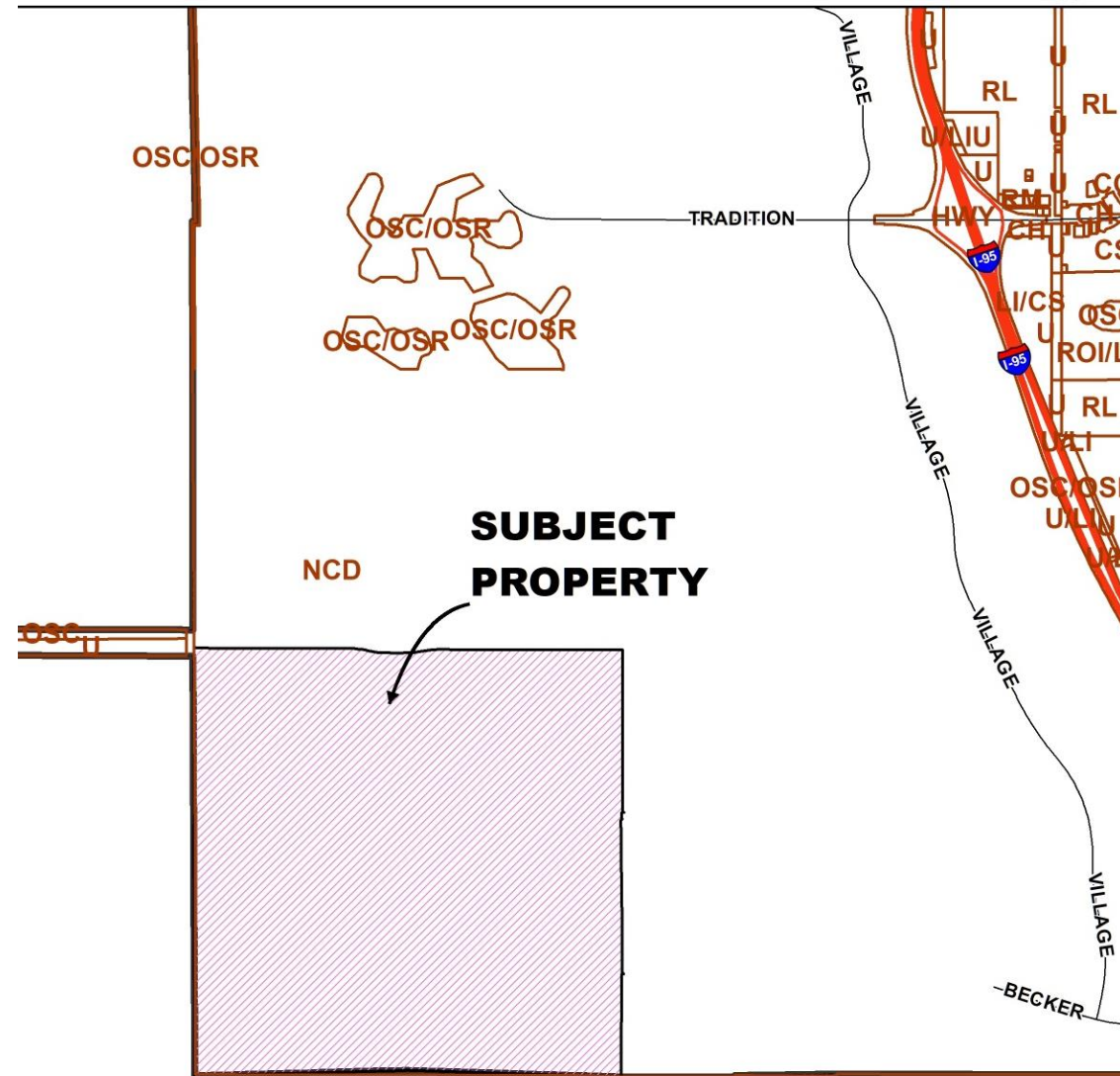
# Location



# Aerial



# Land Use



# Proposed Amendment

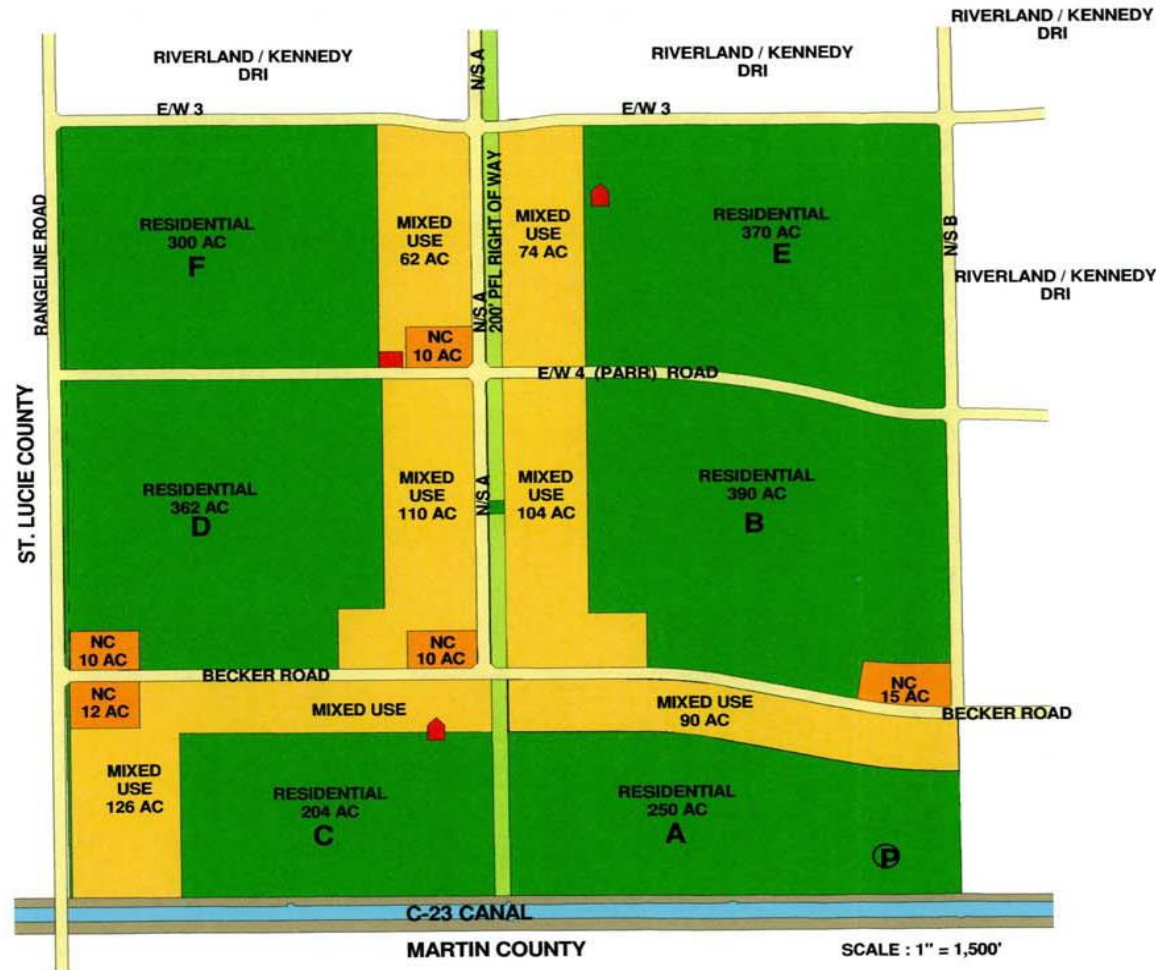
- The Wilson Groves DRI was last amended on January 24, 2011 through Resolution 11-R01.
- Map H is the master development plan for the Wilson Groves DRI.
- It depicts the locations for the 57 acres of Neighborhood/Village Commercial, 566 acres of Mixed-Use, and 1,876 acres of Residential land uses approved for the Wilson Groves DRI along with the locations for required roadways, proposed school sites, proposed regional park site, and proposed fire station site.
- The proposed amendment revises the locations for the Mixed Use, Neighborhood/Village Commercial, and Residential land use subdistricts and revises the locations for proposed school sites and proposed fire station.
- It depicts the new alignment for Becker Road.

# Proposed Amendment

- The proposed amendment provides for the re-alignment of Becker Road approximately 500 feet to the north.
- The proposed amendment removes approximately 214 acres of mixed-use land use from the area between SW Hegener Drive and Becker Road.
- The mixed-use land use north of SW Hegener Drive is increased from 136 to 243 acres and the mixed-use land use south of Becker Road is increased from 216 acres to 323 acres.
- The amendment provides for minor adjustments to the locations for the Neighborhood/Village Commercial land use.
- The locations for the residential land use remain but the acreages are increased/decreased to accommodate the relocation of the mixed-use land use.

# 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
- P Regional Park
- K - 8 School
- FPL Right of Way
- B** 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."

### Location Map





**Cotleur & Hearing**

Landscape Architects  
Land Planners  
Environmental Consultants  
1934 Commerce Lane  
Suite 1  
Jupiter, Florida 33458  
561.747.8386 - Fax 747.1377  
www.cotleurhearing.com  
Lic# LC-C000239

**WILSON GROVE**

Port St. Lucie, Florida

DESIGNED BY: CTE  
DRAWN BY: RPP  
APPROVED BY: JES  
JOB NUMBER: 200516  
DATE: 11-05-22  
REVISIONS:

SHEET 1 OF 1  
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## 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 50 AC REGIONAL PARK
- C 50 AC CIVIC SITE
- K - 8 SCHOOL
- F FIRE STATION

## PROPOSED LAND USES

<b>RESIDENTIAL</b> (INCLUDES ROW ACREAGE)	1876 AC
(INCLUDES FPL ACREAGE)	96 AC
	30 AC
<b>NEIGHBORHOOD / VILLAGE COMMERCIAL</b>	57 AC
<b>MIXED-USE</b> (INCLUDES FPL ACREAGE)	566 AC
	15 AC
<b>TOTAL AREA</b>	2,499 AC

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

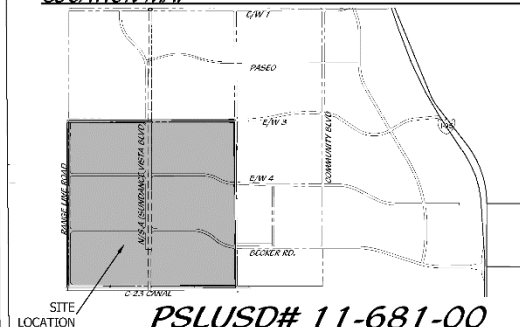
## NOTES

PER CONDITION 55 OF RESOLUTION 11-801, 40 ACRES OF PARK IS REQUIRED. EXACT LOCATION AND CONFIGURATION OF PARKS TO BE DECIDED IN CONSULTATION WITH PARKS AND REC DEPARTMENT.

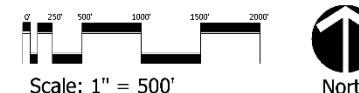
50-ACRE REGIONAL PARK SITE TO BE PROVIDED ADJACENT TO C-23 CANAL AND EAST PROPERTY LINE.

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.

## LOCATION MAP



PSLUSD# 11-681-00  
PSL# P21-127  
**MAP H**  
**MASTER PLAN**



North



# 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.
- There is an associated application to amend Figure 1-6, the Wilson Groves NCD Concept Plan (P23-201). The proposed amendment is consistent with the proposed changes to Figure 1-6.
- The proposed amendment maintains the 3 land uses and sub-district acreage totals required by Policy 1.2.11.2 of the Future Land Use Element.

# Staff Analysis

- No changes are proposed to development entitlements, transportation improvements, or other development order conditions for the Wilson Groves DRI Development Order.
- The proposed amendment depicts the locations for the required school sites, regional park site, required fire station site, and 50-acre civic site consistent with Policies 1.2.11.2 and 1.2.11.4 of the Future Land Use Element.
- A note has been added to Map H that identifies an additional 40 acres is required for parks. The locations of park sites will be determined in consultation with Parks and Recreation Department.
- Future applications for the development of the property will be reviewed for consistency with the requirements of Policy 1.2.11.4 for a hierarchy of interconnected streets and pedestrian/bike paths within and between uses to promote internal trip capture and transit-oriented design features.

# Staff Analysis

- An updated traffic study was prepared by O'Rourke Engineering and Planning, revised November 7, 2023.
- Traffic study was reviewed by Public Works Department and City's 3<sup>rd</sup> Party traffic consultant (Kittelson and Associates)
- Upon review of the submitted traffic 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 time of buildout and construction of all required transportation improvements.
- The reassignment of trips with this proposal does not result in any additional capacity deficiencies on the roadway segments internal to the site that are not already addressed in the Development of Regional Impact (DRI) commitments.

# Recommendation

- The Planning and Zoning Board recommended approval at a special meeting of the Board on November their meeting on November 28, 2023.
- 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 of the proposed amendment.