



---

Wilson Groves Large Scale Comprehensive Plan Text Amendment  
P23-201  
City Council Meeting March 11, 2024

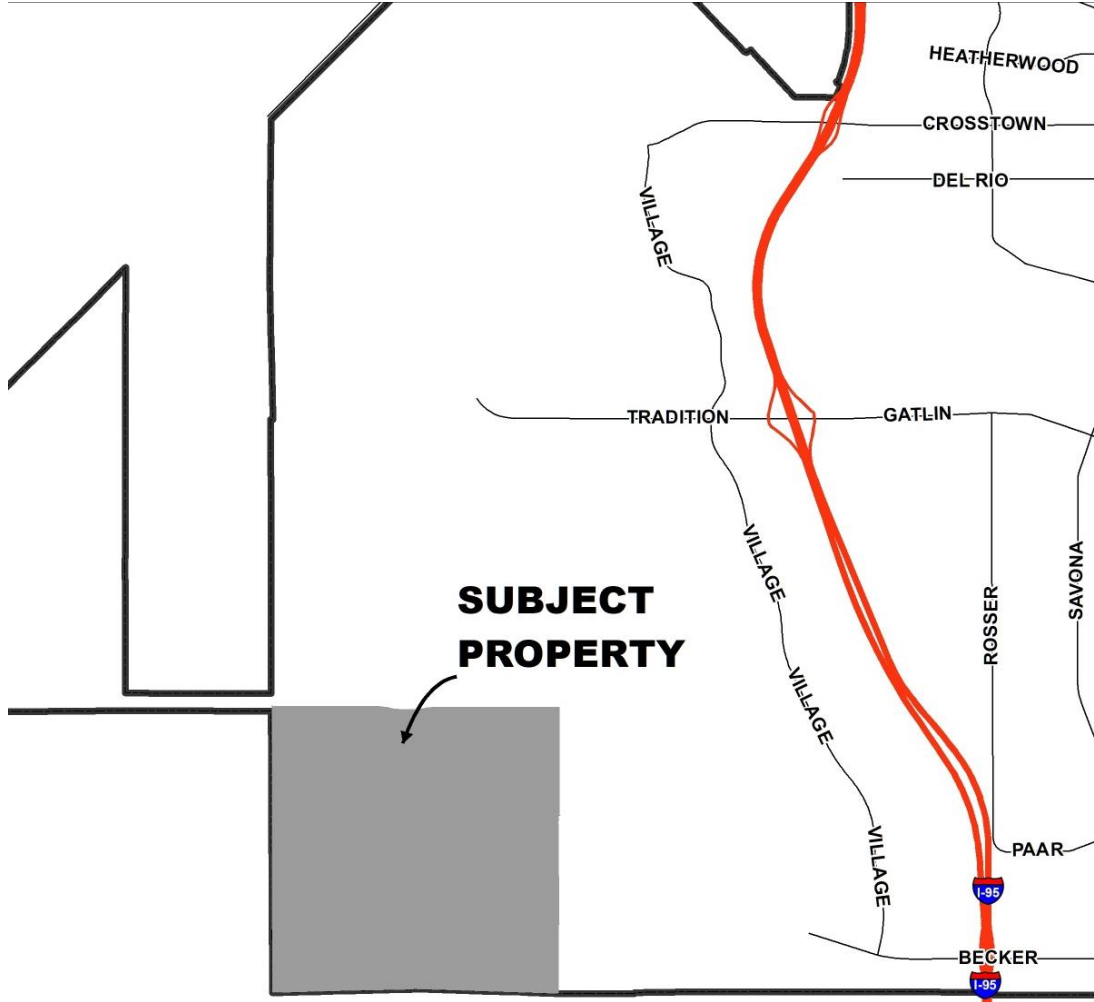
# Request Summary

Applicant's Request:	This is the adoption hearing for a large-scale comprehensive plan text amendment (CPA) to amend Figure 1-6 of the Future Land Use Element.
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.

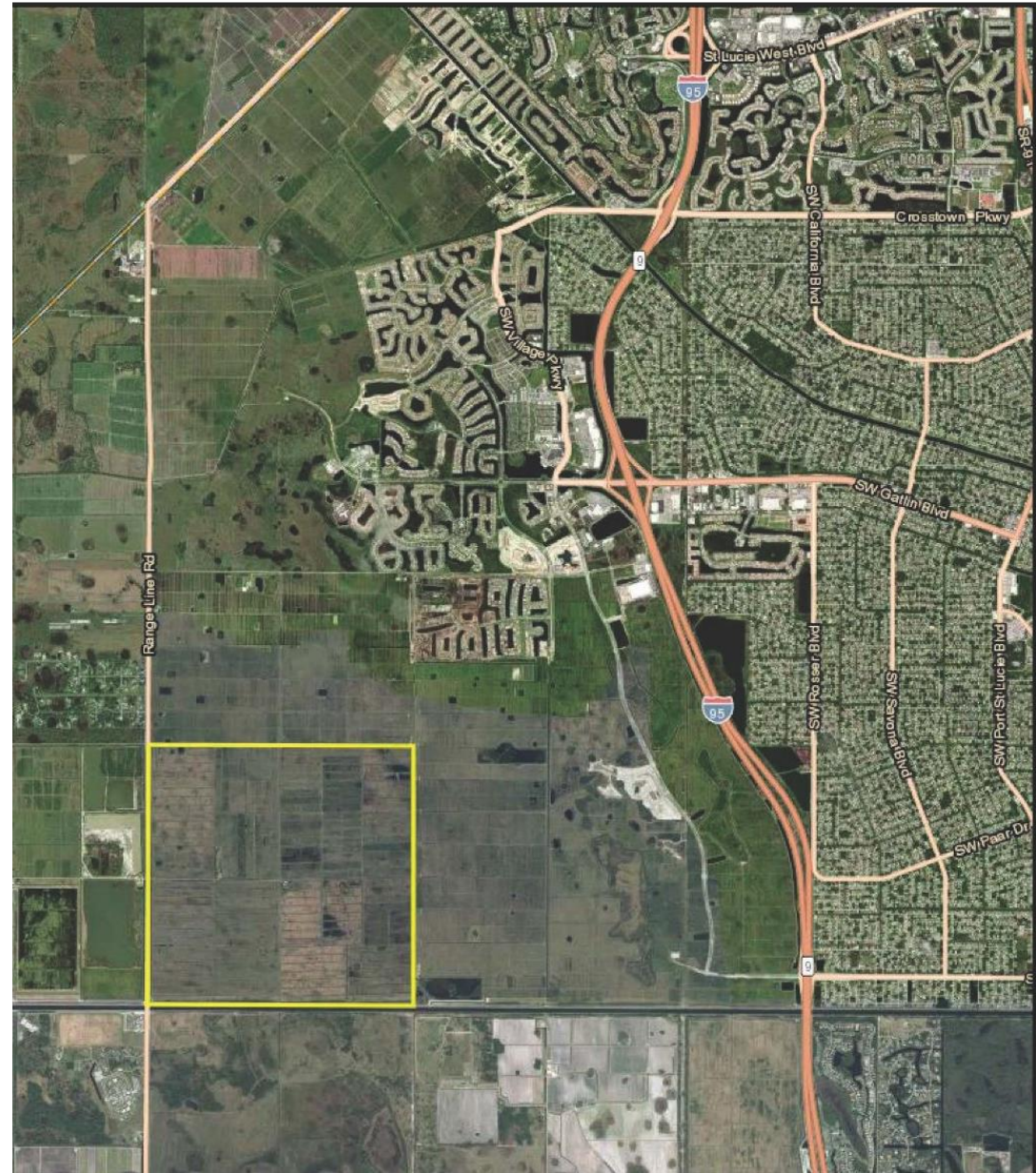
# Project Background

- 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.

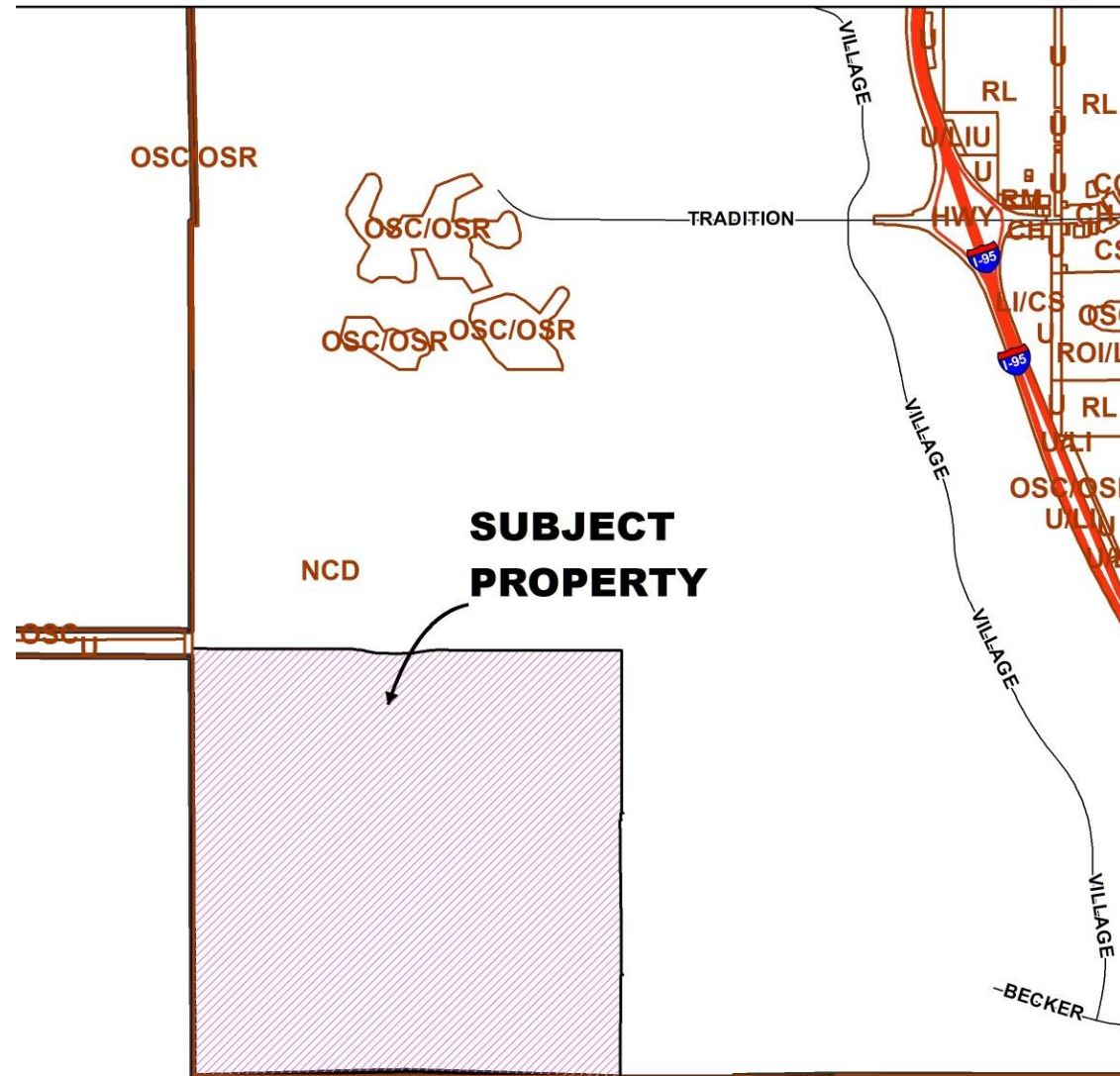
# Location



# Aerial



# Land Use



# Proposed Amendment

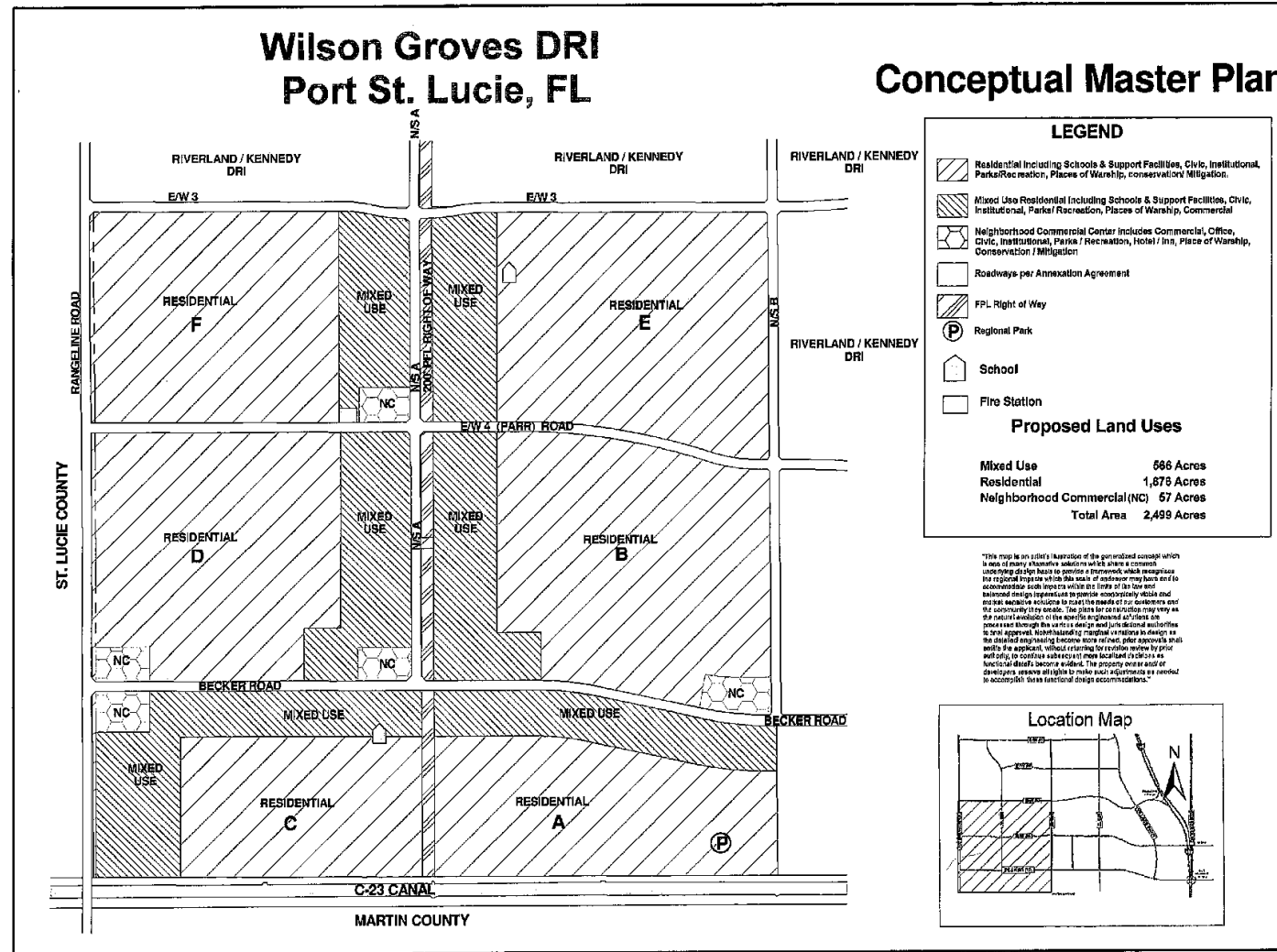
- Figure 1-6 is the conceptual land use plan for the Wilson Groves NCD District.
- As depicted on Figure 1-6, the Wilson Groves NCD District consists of 57 acres of Neighborhood/Village Commercial land use sub-district, 566 acres of Mixed-Use land use sub-district, and 1,876 acres of Residential land use sub-district.
- Figure 1-6 also depicts the locations for required roadways, proposed school sites, proposed regional park site, and proposed fire station site.

# 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.



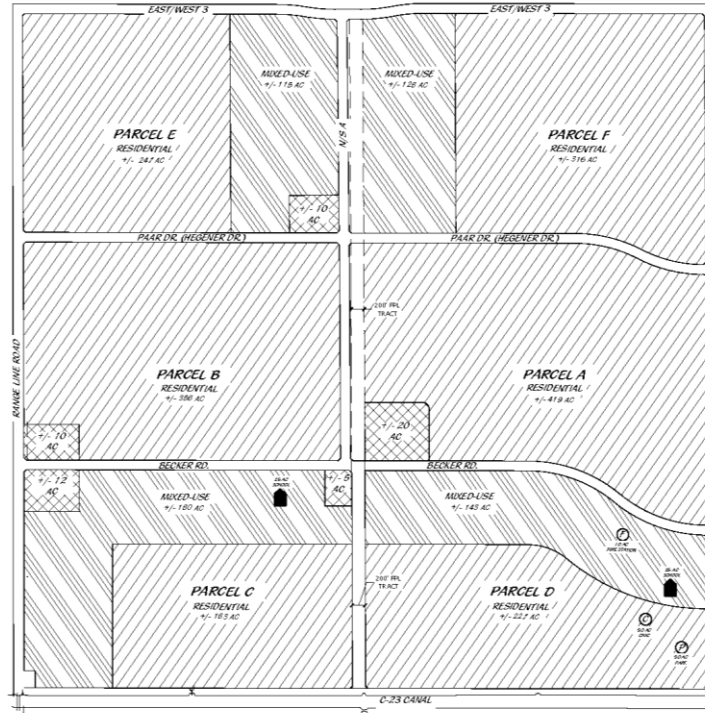
Figure 1-6



# Attachment "B", Proposed Figure 1-6

FIGURE 1-6

## WILSON GROVE Port St. Lucie, Florida



### PROPOSED LAND USES

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

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

### NOTES

PER CONDITION 56 OF RESOLUTION 11-001, 40 ACRES OF PARK IS REQUIRED. EXACT LOCATION AND CONFIGURATION OF PARKS TO BE DECIDED IN CONSULTATION WITH PARKS AND REC DEPARTMENT.

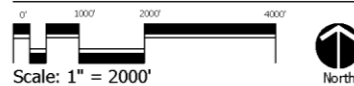
THIS MAP IS AN ARTIST'S ILLUSTRATION OF THE GENERALIZED CONCEPT WHICH IS ONE OF MANY ALTERNATIVE SOLUTIONS WHICH SHARE A COMMON UNDERLYING DESIGN BASIS TO PROVIDE A FRAMEWORK WHICH RECOGNIZES THE REGIONAL IMPACTS WHICH THIS SCALE OF GROWTH MAY HAVE AND TO ACCOMMODATE SUCH IMPACTS WITHIN THE LIMITS OF THE LAW AND BALANCED DESIGN IMPERATIVES TO PROVIDE ECONOMICALLY VIABLE AND MARKET SENSITIVE SOLUTIONS TO MEET THE NEEDS OF OUR CONSUMERS 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 MINOR VARIATIONS IN DESIGN AS THE DETAILED ENGINEERING BECOME MORE REFINED, PRIOR APPROVALS SHALL ENTITLE THE APPLICANT WITHIN THE TIMEFRAME 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 SERVICES 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
- 50 AC REGIONAL PARK
- 50 AC CIVIC SITE
- K - 8 SCHOOL
- FIRE STATION

**Cottleur & Hearing**  
Landscape Architects  
3401 Highway 1  
Belle Glade, Florida 34914  
888.774.2465  
www.cottleurandhearing.com  
SUF-LS-0000279

### COMPREHENSIVE LAND USE PLAN WILSON GROVE



# Staff Analysis

- Policy 1.2.2.1 of the Future Land Use Element of the Comprehensive Plan requires each NCD District to contain a minimum of three land use sub-districts.
  - The proposed amendment maintains the Neighborhood/Village Commercial, Residential, and Mixed Use land uses in the Wilson Groves NCD District.
- Policy 1.2.11.1 of the Future Land Use Element identifies the entitlements permitted within the Wilson Groves NCD District consistent with the development entitlements in the Wilson Groves DRI.
  - No changes are proposed to the entitlements with this application or the associated application to amend Map H of the Wilson Groves DRI (P21-127).

# Staff Analysis

- Policy 1.2.11.2 of the Future Land Use Element establishes the allocation of land uses for the Wilson Groves NCD District as 57 acres of Neighborhood/Village Commercial, 566 acres of Mixed-Use, and 1,876 acres of Residential.
  - This application maintains the three land uses and acreages
- Policy 1.2.11.5 of the Future Land Use Element requires the Wilson Groves NCD District to provide the transportation improvements required by the DRI development order conditions of approval and the SW Annexation Agreement dated July 19, 2004, as amended.
  - No changes are proposed to the transportation improvements required by the Wilson Groves DRI Development Order (Resolution 11-R01) and/or annexation agreement with this application or the associated DRI amendment (P21-127).

# Staff Analysis

- Policy 1.2.11.3 requires the Wilson Groves NCD District to dedicate 50 acres toward a 100-acre regional park and an additional 40 acres of neighborhood and community parks.
  - Proposed Figure 1-6 depicts the location for the 50 acres towards a regional park.
  - A note has been added to Figure 1-6 that identifies an additional 40 acres are required. The locations will be determined in consultation with the Parks and Recreation Department.

# Staff Analysis

- Policy 1.2.11.4 requires the Wilson Groves NCD District to provide a mix of land uses within close proximity to work and home; establish a hierarchy of interconnected streets and pedestrian/bike paths within and between uses that promote internal trip capture; and incorporate transit-oriented design features. In conjunction with development of the Wilson Groves NCD District, land may be reserved for schools, fire stations, utilities, civic sites, private institutional sites for religious institutions, clubs, private schools adult congregate living facilities and other uses that may be identified throughout the development process.
  - Proposed Figure 1-6 depicts the location for a 50-acre civic site required by the 4<sup>th</sup> Amendment to the SW Annexation Agreement
- 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 Figure 1-6 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.
- A transmittal hearing was held on December 4, 2023.
- There were no objections the proposed amendment following state and regional review.
- 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.