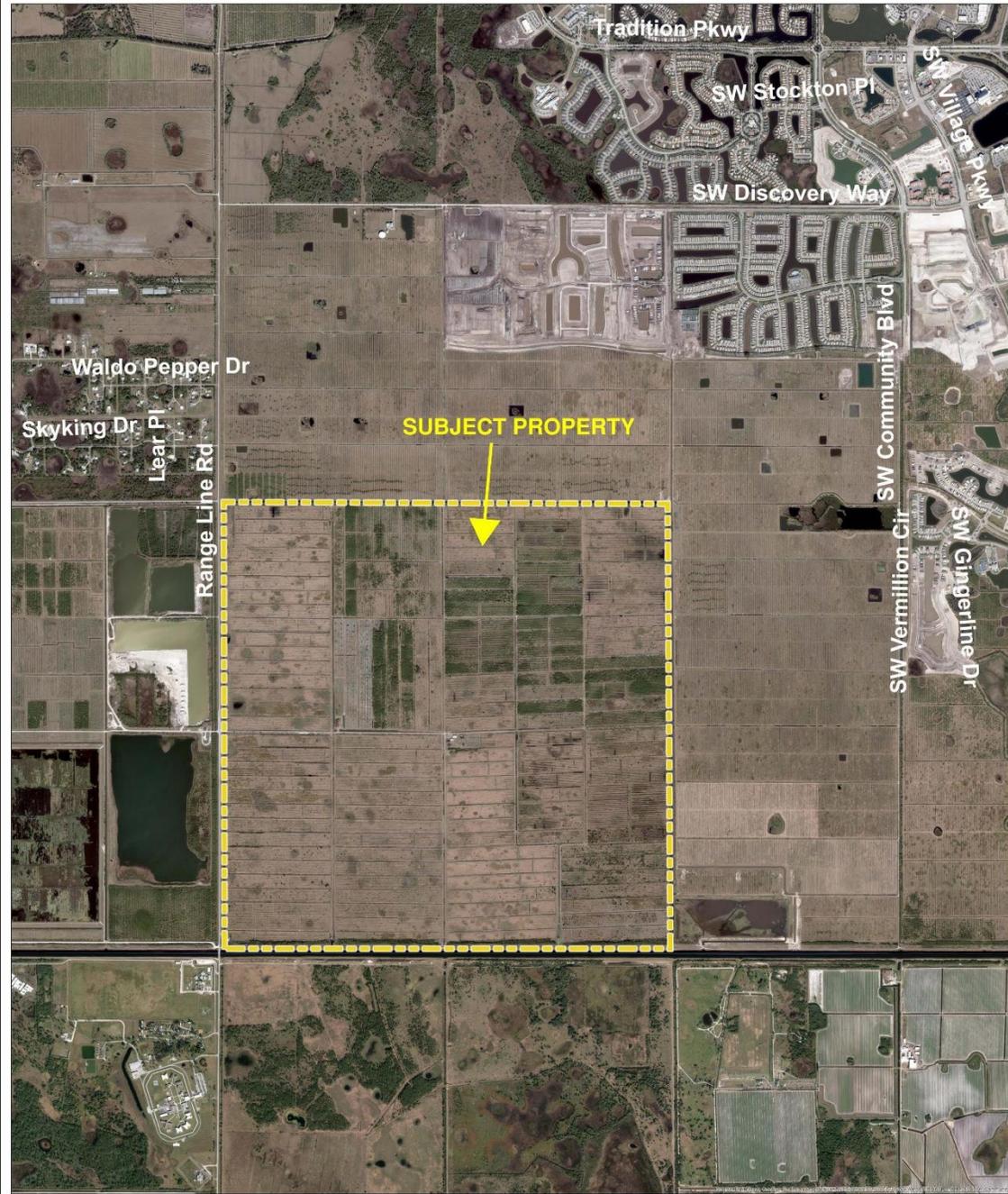




Comprehensive Plan Large Scale Text Amendment Application
ACR Acquisition LLC (Wilson Groves)
Project No. P21-128



SUMMARY

Applicant's Request:	A comprehensive plan text amendment (CPA) to amend Figure 1-6 of the Future Land Use Element.
Applicant:	Dan Sorrow, AICP, Cotleur and Hearing
Property Owner:	ACR Acquisitions, LLC, and Florida Power and Light Company (FPL)
Location:	The property is generally located north of the C-23 Canal and east of Range Line Road. It is bounded to the north and east by the Riverland Kennedy DRI.
Legal Description:	The property is legally described as a portion of the Alan Wilson Grove plat and portions of Sections 30 and 31 Township 37 South, Range 39 East. A full legal description is available in the Planning and Zoning Department.
Application Type:	Large Scale CPA Text Amendment
Project Planner:	Bridget Kean, AICP, Senior Planner

Project Description and Background

This is an application for a proposed large scale comprehensive plan text amendment to amend Figure 1-6 of the Future Land Use Element. Figure 1-6 is the conceptual land use plan for the Wilson Groves NCD land use district. The proposed text amendment will amend Figure 1-6 to adjust the locations for the Residential, Mixed Use, and Neighborhood/Village Commercial sub-districts to accommodate revised development plans for the Wilson Groves DRI.

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. The Wilson Groves DRI is approximately 2,499 acres in size. The original Wilson Groves DRI Development Order was approved by the City Council on October 23, 2006 through Resolution 06-R104. The Wilson Grove DRI development order was last amended on January 24, 2011 through Resolution 11-R01. Wilson Groves 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 use; 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 future land use classification is New Community Development District (NCD). NCD is a future land use classification for developments of regional impact to facilitate the development of mixed use communities. Each NCD District is divided into defined sub-districts. Policy 1.2.1.3 of the comprehensive plan requires a conceptual master plan to be developed to illustrate how the seven land use sub-categories (Residential, Neighborhood/Village Commercial Areas, Town Center, Resort, Employment Center, Regional Business Center and Mixed-Use) in an NCD District are allocated, where they are located, and how they would function in relation to each other. The conceptual master plan for the NCD District shall be adopted as part of the Future Land Use Element of the Comprehensive Plan. Objective 1.2.11 of the Future Land Use Element of the comprehensive plan establishes the Wilson Groves NCD District and policies 1.2.11.1 to 1.2.11.5 pertain to the development of the Wilson Groves NCD District. Policy 1.2.11.2 reflects the allocation of land uses within the Wilson Groves NCD District. 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 as depicted on Figure 1-6.

Policy 1.2.2.1 of the Future Land Use Element requires each NCD District to contain a minimum of three of the land use sub-districts. The proposed land use amendment maintains the 57 acres of Neighborhood/Village Commercial, 566 acres of Mixed-Use, and 1,876 acres of Residential currently approved for the Wilson Groves NCD District. The proposed land use amendment provides for Neighborhood/Village Commercial areas adjacent to or within close proximity to residential areas to provide services to future residents. The proposed land use amendment is consistent with Policy 1.2.3.1 which requires a mix of land uses within close proximity to work and home. Per Policy 1.2.2.7, a Mixed-Use area can include 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 designed to meet the needs of the larger area.

On February 14, 2022, the City Council adopted Resolution 22-R27 approving Becker Road construction agreements with ACR Acquisition, LLC, Mattamy Palm Beach, LLC, and Riverland/Kennedy II, LLC. ACR Acquisition, LLC, is the developer of the Wilson Groves DRI. Mattamy Palm Beach, LLC, is the developer of the Southern Grove DRI and Riverland/Kennedy II, LLC, is the developer of the Riverland Kennedy DRI. The City, ACR Acquisition, LLC, Mattamy Palm Beach, LLC, and Riverland/Kennedy II, LLC, are parties to the Southwest Annexation Agreement dated July 19, 2004, as amended. Pursuant to the annexation agreement, the developers were required to pay to the City the estimated cost of construction of certain two-lane roadway segments of Becker Road or, at the City's election, contract for the construction and design of such roadway. The construction agreements require the platting and construction of two lanes of Becker Road from its current terminus west of SW Village Parkway to Range Line Road. The developers have applied and received City Council approval of preliminary plats for the construction of two lanes of Becker Road through their respective properties. The City has received applications for final plat approval from the three developers. These applications are currently under review. The construction of Becker Road will provide access to the Wilson Grove DRI.

Proposed Amendment

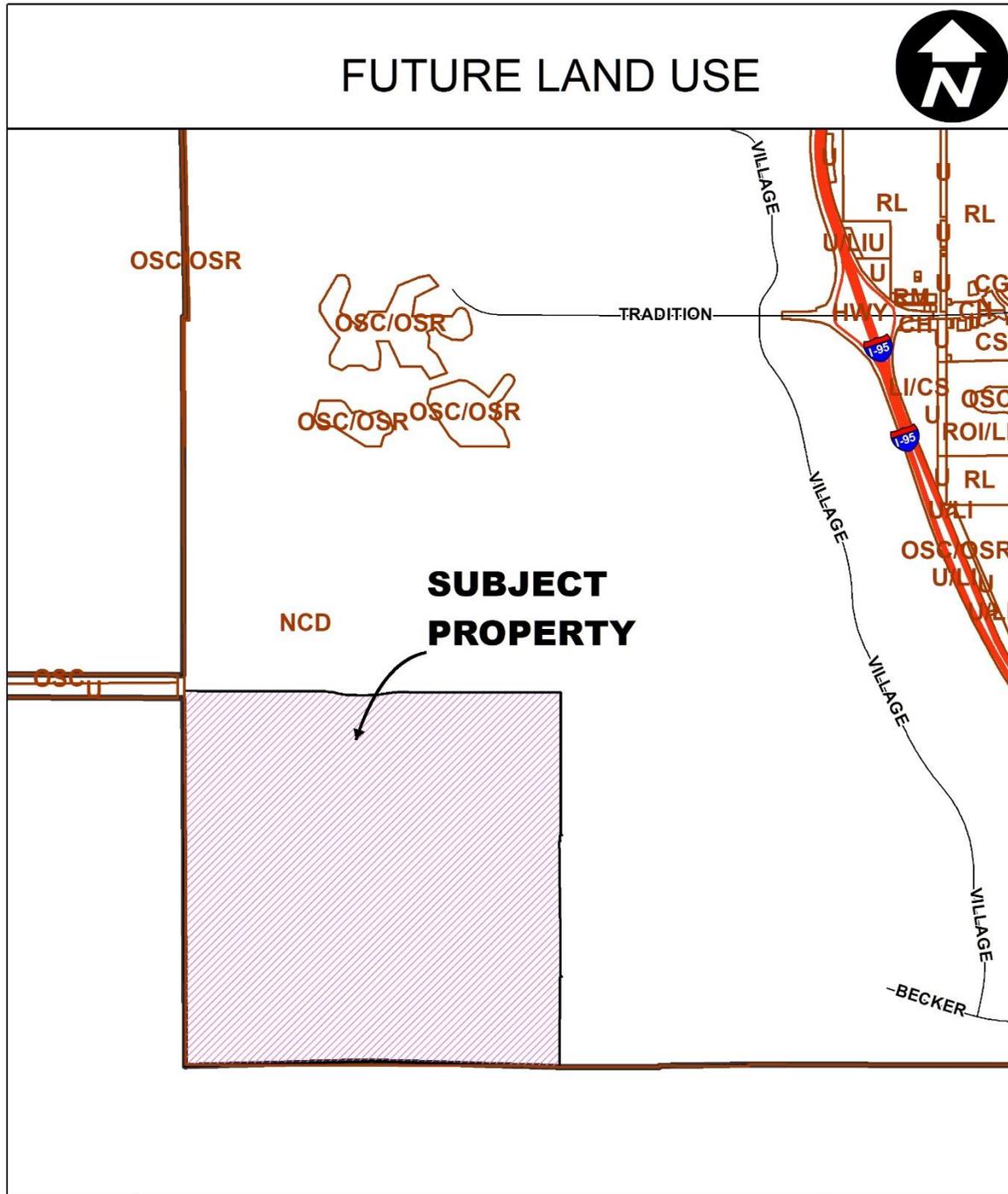
The proposed text amendment will amend Figure 1-6 to adjust the locations for the Residential, Mixed Use, and Neighborhood/Village Commercial sub-districts to accommodate proposed revisions to the development plan for the Wilson Groves DRI. On the currently approved Figure 1-6, the 566 acres of Mixed Use land use is located on Parcels A through F and along the frontage of Becker Road, N/S A roadway, and Range Line Road. The residential land use areas abut the Mixed Use land use on Parcels A and through F. The Neighborhood/Village Commercial land use is distributed throughout the project in ten (10) to fifteen (15) acre sites. Under the proposed amendment to Figure 1-6, the 566 acres of Mixed Use land use will be located along the south side of Becker Road, north of the C-23 Canal, and east and west of the FPL right of way in the area designated as Parcel D. Residential development will be located on Parcels A, B, C, E, and F. Neighborhood/Village Commercial land use will be primarily located at the intersection of Becker Road and N/S A. A five (5) acre Neighborhood/Village Commercial site is proposed for the northeast corner of the intersection of Becker Road and Range Line Road.

In addition to revising the land use locations, the proposed amendment to Figure 1-6 labels E/W 4 as consisting of a roadway and a Paseo. It is staff's understanding that the applicant intends to construct the Paseo within the 150 foot wide City owned road right-of-way for E/W 4 and the Paseo will include a 16-foot-wide low speed vehicle path and a 12-foot-wide multi-use path. E/W 4 was referred to as Paar Drive. The City Council has approved renaming E/W 4 as S.W. Hegener Drive.

The currently approved Figure 1-6 is attached as Exhibit "A" of the staff report and the proposed changes to Figure 1-6 is attached as Exhibit "B" of the staff report.

Previous Actions and Prior Reviews

Figure 1-6 of the comprehensive plan was last amended on September 27, 2010 through Ordinance 10-37.



ANALYSIS: As stated under Policy 1.2.2.1 of the Comprehensive Plan, an NCD District must contain a minimum of three land use sub-districts. Policy 1.2.11.2 identifies the three land uses for Wilson Groves as 57 acres of Neighborhood/Village Commercial, 566 acres of Mixed-Use, and 1,876 acres of Residential. This application maintains these three land uses and the acreage allocated for each land use.

The Wilson Groves DRI District is located in the City's southwest annexation area. The southwest annexation area includes the Wilson Groves DRI, Riverland Kennedy DRI, and the Southern Grove DRI. At the time of the approval of these three DRIs, they were all included in one comprehensive traffic study for the City's western annexation area. The traffic study known as WATS (Western Annexation Area Traffic Study) was based on the City's desire for a grid roadway network to provide capacity and connectivity to accommodate the buildout of the three DRIs. The SW Annexation Roadway Plan is adopted as Map TRN 12 of the City's Future Land Use Map series of the City's comprehensive plan. Each DRI is responsible for the construction and/or widening of portions of the roadway network as set forth in the development order conditions for each DRI. A map of the SW Annexation Roadway Plan is attached as Exhibit "C" of the staff report.

There is an associated application to amend the Wilson Groves DRI (P21-127). The applicant is only proposing to amend Map H of the Wilson Grove DRI Development Order (Exhibit "D" of Resolution 11-R01) to adjust the locations for the Residential, Mixed Use, and Neighborhood/Village Commercial sub-districts in accordance with the proposed changes to Figure 1-6. No changes are proposed to any of the DRI development order conditions (Exhibit "B" of Resolution 11-R01) including any of the conditions related to transportation improvements. The proposed amendment to the Wilson Groves DRI (P21-127) is scheduled for the June 6, 2023, Planning and Zoning Board meeting.

An updated traffic study was submitted with the proposed comprehensive plan amendment and the proposed 3rd Amendment to the Wilson Groves DRI (O'Rourke Engineering Wilson Groves Map H Amendment, revised April 18, 2023). The traffic study was reviewed by the Public Works Department and the City's 3rd Party Traffic Consultant, Marlin Engineering. The traffic study review was conducted to determine if the proposed relocation of the land uses as depicted on proposed Figure 1-6 of the comprehensive plan and proposed Map H of the Wilson Groves DRI could be accommodated with no changes to the transportation conditions in the Wilson Grove DRI development order (Resolution 11-R01). The attached traffic memo from the Public Works provides a detailed overview of the 3rd Party consultant's findings and recommendations. The City's 3rd Party consultant's review found that the 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. Prior to buildout and construction of all required transportation improvements, the review indicated a decreased level of service at certain locations, which could result in a need for additional road widening prior to their Development of Regional Impact (DRI) roadway improvement triggers being met.

As previously noted in the staff report, the City has approved construction agreements with the three developers for construction of Becker Road from its current terminus west of SW Village Parkway to Range Line Road. No additional roadway improvements are required to be constructed in the Wilson Groves DRI until the development reaches 2,200 dwelling units or 2,573 p.m. peak hour trips, whichever comes last. At 2,200 dwelling units or 2,573 p.m. peak hour trips, whichever comes last, Wilson Groves is required to construct the following roadway improvements as outlined under Condition 19 of the Wilson Groves DRI (Table 2):

Roadway	Required Improvement
1. N/S A from Becker Road to E/W 3	Construct 2 Lanes
2. E/W 3 from Range Line Road to N/S A	Construct 2 Lanes
3. E/W 3 from N/S A to N/S B	Construct 2 Lanes

Until additional roadways are constructed, the totality of the trips in Wilson Groves will be placed on Becker Road. Condition 15 of the Wilson Groves DRI development order does provide for the City to require the developer to undertake monitoring to ascertain the level of service on transportation facilities within the DRI in order to determine whether the date or trip threshold by which a transportation improvement required by the DRI should be accelerated. Per Condition 15, the methodology of the monitoring has to be agreed to by the City prior to the monitoring. The Public Works Department is recommending a condition that when the City deems monitoring is required, the City's 3rd Party consultant undertake the monitoring and the applicant reimburse the City for the cost.

The 3rd Party Consultant does recommend that the City require intersection analyses with each application for subdivision plat approval to determine how the changes to the land use mix and location impact intersections within the DRI. This recommendation is consistent with an existing condition in the Wilson Groves DRI. Condition 27 of the Wilson Groves DRI development order specifies the design standards required for arterial intersections within rights-of-way greater than 100 feet. For all other arterial road intersection types, Condition 27 requires the developer to provide an intersection analysis.

The 3rd Party consultant also recommends that the City pursue a future independent traffic study of the three DRIs in the western annexation area (Wilson Groves, Riverland-Kennedy, and Southern Grove) to ascertain the traffic impacts of the continued development on the expected roadway network. This will assist the City in the review of the individual traffic studies that are submitted for proposed site plans, proposed subdivision plats, and/or proposed MPUD rezoning applications.

City staff has discussed the proposal to include a Paseo within the 150 feet of city owned road right-of-way for E/W 4 with the applicant. The Paseo is not a listed improvement in the Wilson Grove DRI development order. Based on the transportation improvements currently required by the Wilson Grove DRI development order (Res. 11-R01), E/W 4 will be a six laned roadway at the time of buildout. With no conceptual drawings or sections, City staff cannot determine if the proposed Paseo and 6-lane roadway will fit within the right-of-way and does not recommend the inclusion of the Paseo on a map or land use plan at this time. If the developer of the Wilson Groves DRI wants to propose a Paseo in city owned right-of-way, the developer should be required to amend the DRI development order to identify the Paseo as a permitted improvement in the Wilson Groves DRI prior to the inclusion of the Paseo on Figure 1-6.

Staff recommends the removal of two notes that are included on Figure 1-6. These notes pertain to development and indicate that the changes can be made to the location of development that may be different from what is currently depicted on Figure 1-6. These notes are unnecessary, somewhat misleading, and should be removed from Figure 1-6. Per Policy 1.2.1.3, Figure 1-6 is intended to illustrate how the land use sub-categories are allocated, where they are located, and how they will function in relation to each other. All development including the locations of residential, non-residential and public roadways has to be consistent with the adopted Figure 1-6 the Comprehensive Plan and the adopted Map H of the Wilson Groves DRI. A comprehensive plan text amendment and a DRI amendment are required to make changes to these maps/concept plans. Staff's recommended changes to Figure 1-6 are attached

as Revised Exhibit “B” of the staff report with additions shown as underlined and deletions shown as ~~strikethrough~~.

A large scale comprehensive plan amendment is reviewed by the Florida Department of Economic Opportunity (DEO) and the various entities responsible for the review of comprehensive plans. Following Planning and Zoning Board action, the large scale amendment will be scheduled for a transmittal hearing before the City Council (1st reading of the ordinance). If the City Council approves the amendment for transmittal, DEO and the reviewing agencies will have 30 days to provide comment. A second public hearing on whether to adopt the amendment must be held within 180 days of receipt of agency comments. 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. The proposed DRI amendment (P21-127) is scheduled for the June 6, 2023 Planning and Zoning Board meeting.

If the proposed DRI amendment (P21-127) is recommended for approval by the Planning and Zoning Board, final action by the City Council will be scheduled for a future meeting of the City Council. The DRI amendment is dependent on City Council approval of the proposed comprehensive plan text amendment (P21-128).

STAFF RECOMMENDATION

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 with the following conditions based on the analysis and findings in the staff report:

1. The adoption of Revised Exhibit “B”, Staff Recommended Changes to Proposed Figure 1-6
2. The developer shall reimburse the City for the City’s 3rd Party consultant to conduct a monitoring analysis when deemed necessary for the developer’s obligated roadways as recommended by the Public Works Department.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- 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.