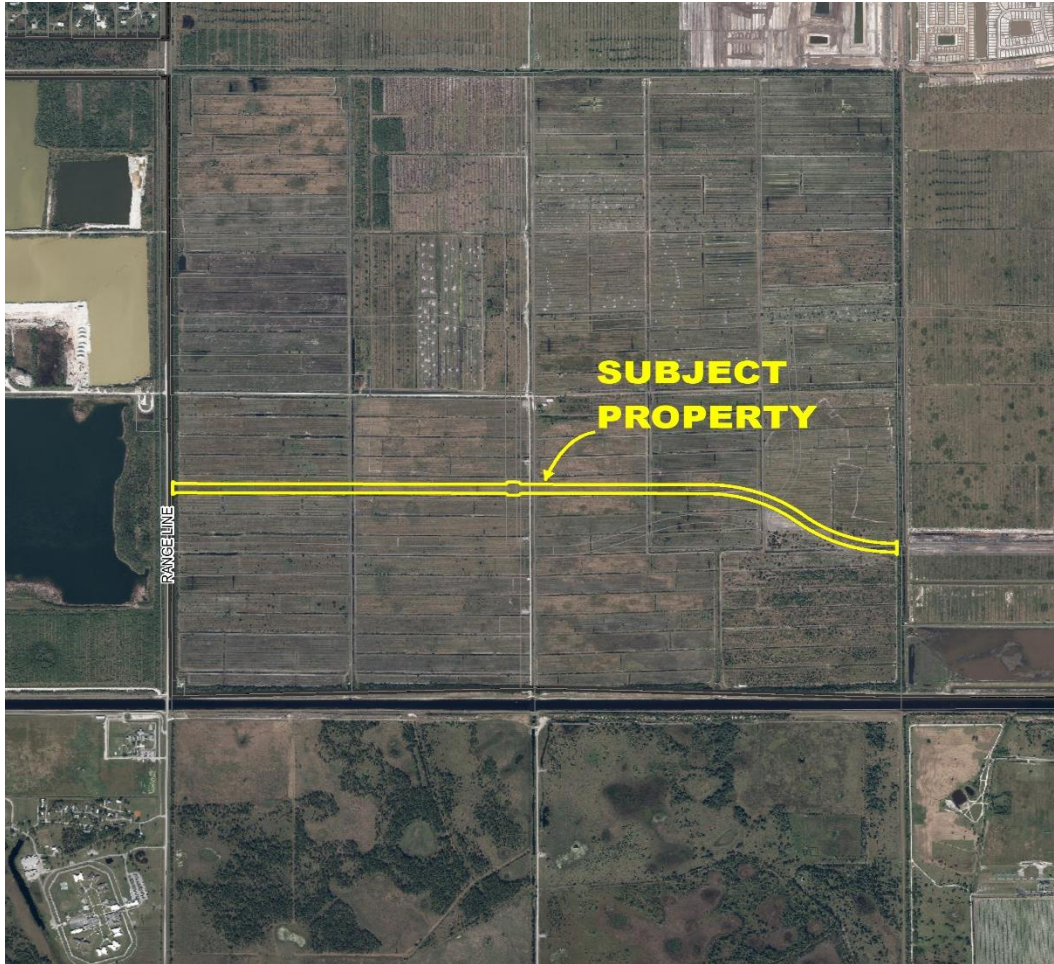




**Becker Road at Wilson Groves
 Final Subdivision Plat with Construction Plans
 P23-067**



Project Location Map

SUMMARY

Applicant's Request:	Approval of a final subdivision plat with construction plans for a portion of Becker Road within the Wilson Groves DRI.
Agent:	Dan Sorrow, AICP, Cotleur and Hearing
Applicant/Property Owner:	City of Port St. Lucie
Location:	The subject property is city owned right-of-way for the western extension of Becker Road that is generally located between Range Line Road and N/S B right-of-way.
Project Planner:	Bridget Kean, AICP, Deputy Director

Project Background:

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, different 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.

Following approval of the construction agreements, the Public Works Department set up bi-weekly meetings with the developers, their consultants, and city staff to prepare the design and construction plans for Becker Road. As set forth in the construction agreements, each developer is responsible for the platting and construction of a portion of Becker Road. Becker Road will be designed, within a 150-foot-wide roadway, with eleven (11) foot travel lanes and 10-12 foot sidewalks/multiuse paths on both sides of the roadway in accordance with the approved typical cross section for the roadway (Attachment “A”). On September 12, 2022, the City Council approved preliminary plats for the three segments of the roadway as noted below:

- P22-251 - Southern Grove Plat No. 44 through Res. 22-R104
- P22-250 – Becker Road at Riverland through Res. 22-R102
- P22-252 – Becker Road at Wilson Groves through Res. 22-R103

Proposed Project

This application is for a final plat with construction plans for Becker Road at Wilson Groves. The application was submitted on behalf of ACR Acquisition, LLC, as the developer of the Wilson Groves DRI. ACR Acquisition, LLC, is responsible for the construction of Becker Road from Range Line Road to N/S B. It includes construction of intersection improvements at Range Line Road. These improvements have been permitted by St. Lucie County.

Approximately 47 acres of land within the Wilson Groves DRI is owned by FPL. The portion of the FPL property that fell within the Becker Road roadway alignment has been deeded to the City. The deed was approved by the City Council at the December 11, 2023 City Council meeting.

When the preliminary plat was approved, no landscape plans were provided. The City had contracted with a landscape architectural firm to prepare a landscape design for Becker Road to ensure coordination between the three construction projects. The landscape plan was still under design at the time of preliminary plat approval. The landscape plans for the Becker Road corridor has been completed and the final plat submittal includes the landscape plans approved by the Public Works Department and the landscape architect firm.

The approved Construction Agreement between ACR Acquisition, LLC, and the City of Port St. Lucie included a requirement for ACR Acquisition, LLC, to provide the City with a Surety Bond in favor of the City representing the City's estimated cost for the construction of the ACR Becker Road Section. The Surety Bond was provided to the City and per the Public Works Department the cost estimate quantities used for the agreement bond are the same as would be required in a performance bond for the plat. The terms of

the Surety Bond are similar to the terms of a performance bond. Since the City already has a Surety Bond for the construction of the roadway improvements, a performance bond is not required for this project. The adopting resolution provides for the plat to be approved in accordance with the exception provided under Section 156.023 of the Subdivision Code. Section 156.023 allows for the City Council to grant exceptions to the requirements for subdivision approval as may be reasonable when the literal enforcement of one (1) or more provisions of the Subdivision Code is impracticable or will exact undue hardship because of peculiar conditions pertaining to the land in question.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the final plat with construction plans at the April 26, 2023 Site Plan Review Committee meeting.

Location and Site Information

Parcel Number:	N/A
Property Size:	37.080 acres, more or less
Legal Description:	A portion of land lying Sections 31 & 32, Township 37 South, Range 39 East, St. Lucie County, Florida. The full legal description is available in the Planning and Zoning Department and provided on the preliminary plat.
Future Land Use:	NCD
Existing Zoning:	SLC AG-5 (St. Lucie County Agriculture -5, one dwelling unit per five acres)
Existing Use:	Vacant land deeded to the city for public road right-of-way purposes

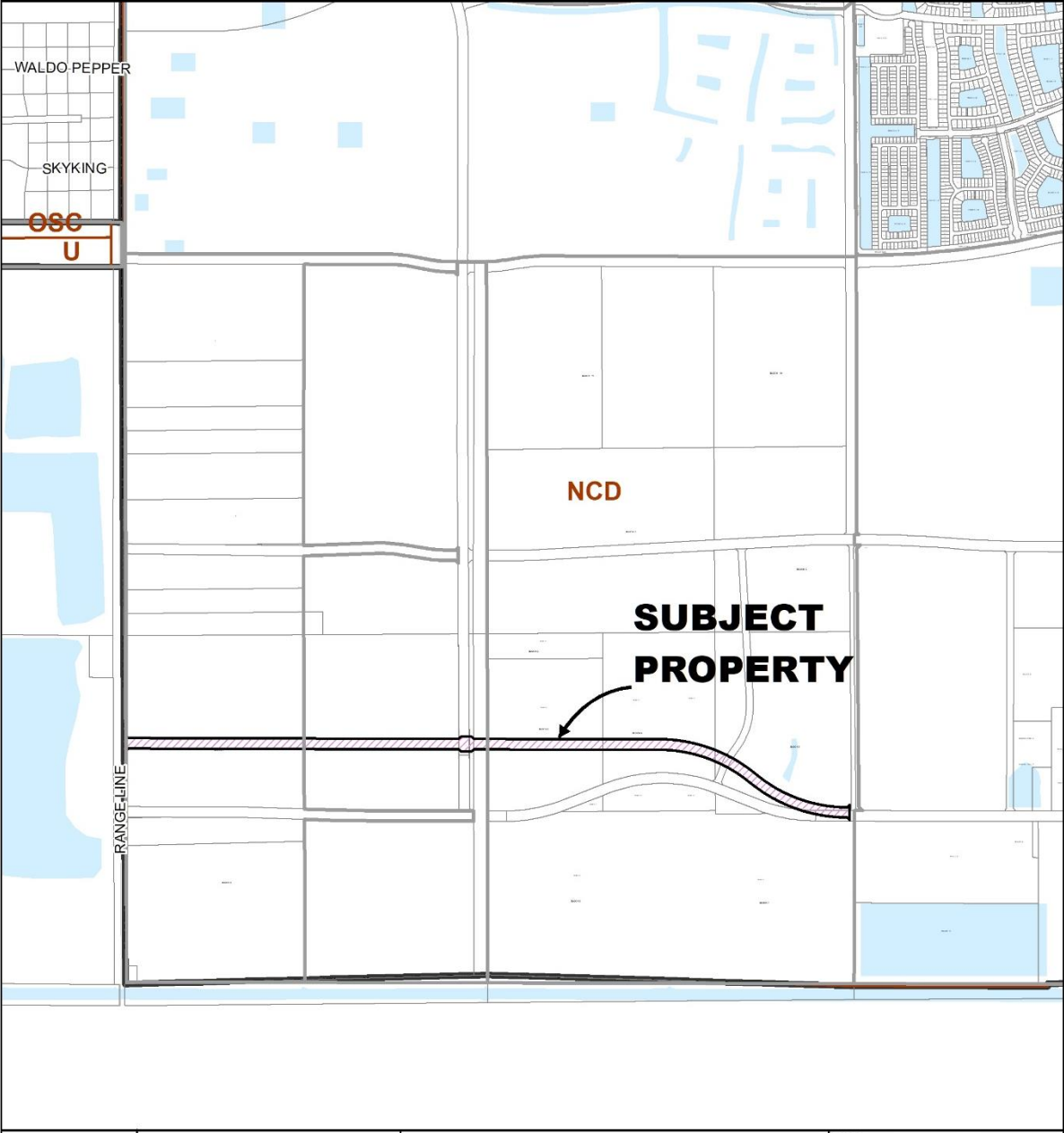
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	SLC AG-5	Vacant Land in the Wilson Groves DRI
South	NCD	SLC AG-5	Vacant Land in the Wilson Groves DRI
East	NCD	SLC AG-5	Vacant Land in the Riverland Kennedy DRI
West	NCD	SLC AG-5	Range Line Road St. Lucie County

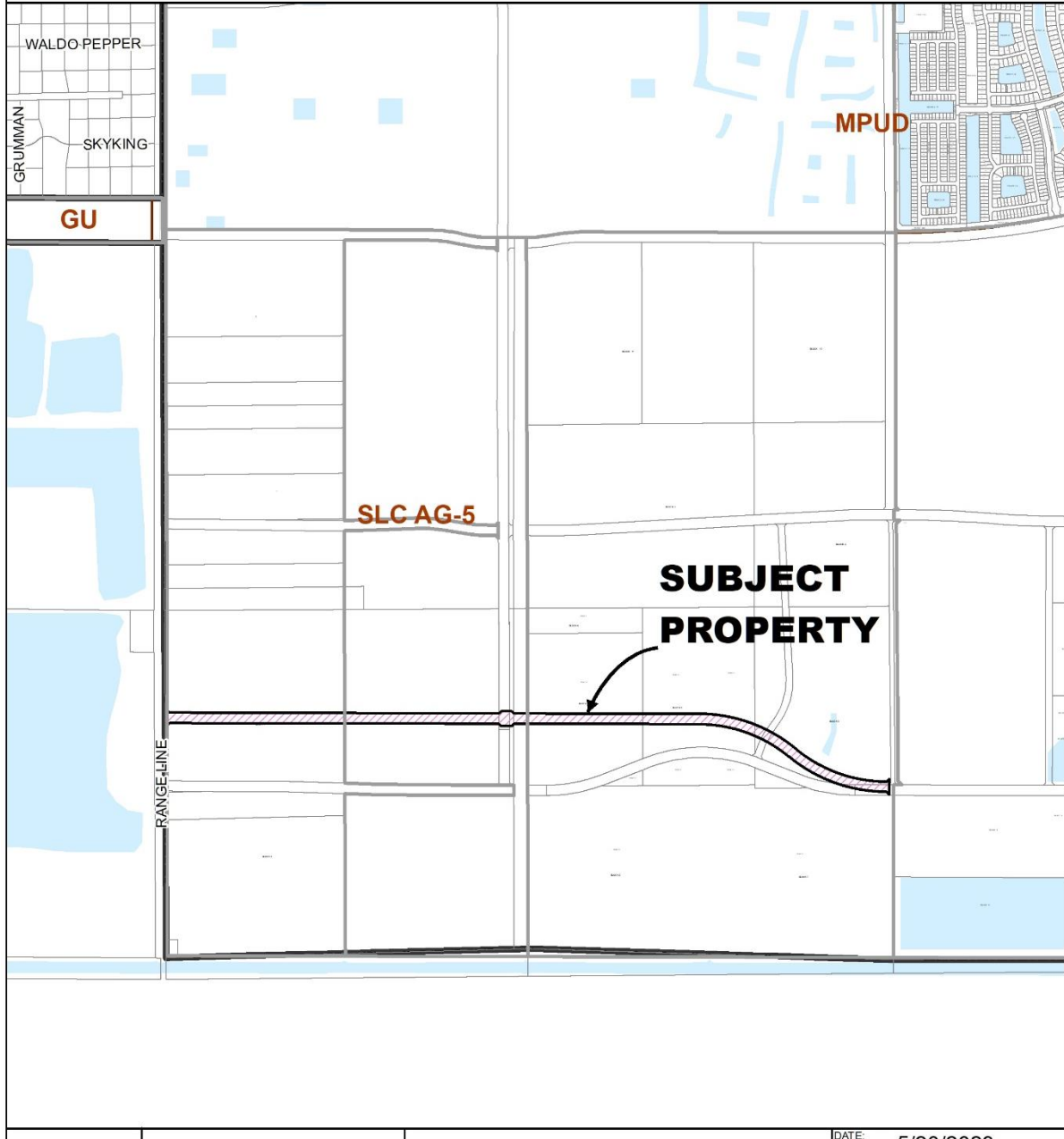
NCD – New Community Development District

SLC AG-5 – St. Lucie County Agriculture -5, one dwelling unit per five acres

FUTURE LAND USE



EXISTING ZONING



IMPACTS AND FINDINGS

CONCURRENCY REVIEW (CHAPTER 160)

The project has been reviewed for compliance with Chapter 160, City Code, regarding provision of adequate public facilities and documented as follows:

<i>Sanitary Sewer and Potable Water Facilities</i>	The City of Port St. Lucie Utility Systems Department is the provider of water and sewer service in the southwest annexation area. The roadway construction plans include the extension of water and sewer lines to service future development.
<i>Traffic Circulation</i>	Not applicable to subdivision plat application for a road right-of-way tract.
<i>Parks and Recreation Facilities</i>	Not applicable to subdivision plat application for a road right-of-way tract.
<i>Stormwater Management Facilities</i>	Paving, grading, and drainage plans are part of the roadway construction plans.
<i>Solid Waste</i>	Not applicable to subdivision plat application for a road right-of-way tract.
<i>Public School Concurrency Analysis</i>	Not applicable to subdivision plat application for a road right-of-way tract.

NATURAL RESOURCE PROTECTION (CHAPTER 157)

An environmental assessment report prepared by E/W Consultants, Inc, was submitted and reviewed with the application for preliminary plat approval (P22-252). The project was approved for clearing and the roadway is under construction.

OTHER

Fire District: The subdivision plat was provided to the Fire District through their participation in the City's Site Plan Review Committee meetings.

Public Art (Chapter 162): N/A

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the final plat with construction plans at the April 26, 2023 Site Plan Review Committee meeting. The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan and recommends approval.