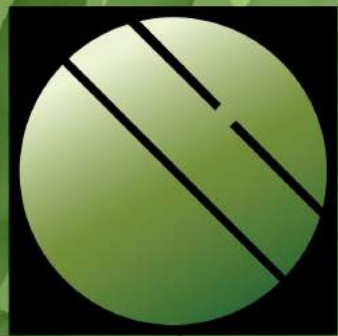




Cotleur & Hearing

Wilson Groves

Comprehensive Plan Text Amendment & DRI Map H Amendment

City Of Port St. Lucie: #P21-127 & P21-128

City of Port St. Lucie, Florida



- **Applicant – Akel Homes (ACR Acquisitions, LLC)**

- Ramsey Akel, Founder
- Alex Akel, President
- Horacio Moncada, Land Development Manager



- **Landscape Architects and Planners – Cotleur & Hearing**

- Daniel T. Sorrow, PLA, AICP, LEED AP BD+C
- Jenna Knobbe
- Phoebe Prentner



- **Traffic Engineer- O'Rourke Engineering & Planning, Inc**

- Susan E. O'Rourke, P.E.



- **Legal Counsel – Lewis Longman Walker**

- Tara W. Duhy, Executive Shareholder

- Wilson Groves is a Development of Regional Impact (DRI) comprised of approximately 2,499 acres of land. ACR Acquisition, LLC is the Developer of Wilson Groves. It has regulatory approval under 380.06 Florida Statute Application of Development Approval (ADA).
- The Wilson Groves DRI is part of the City's original Southwest Annexation Area, which also includes Riverland/Kennedy DRI and Southern Grove DRI.
- The original Annexation Agreement for the Southwest Annexation Area was codified in July of 2004, and contained 9,451 acres.

- Light Industrial = 1,361,125 SF
- Residential = 7,700 units
- Retail / Commercial = 765,000 SF
- Office = 1,583,250 SF
- Institutional Civic = 382,872 SF

- October 2006: Resolution No. 06-R104 adopted the Development Order for the Wilson Groves DRI
- October 2008: Resolution No. 08-R136 adopted an Amended and Restated Development Order for the Wilson Groves DRI
- January 2011: Resolution No. 11R-01 adopted an Amended and Restated Development Order for the Wilson Groves DRI (Current D.O.)
- Wilson Groves DRI Comprehensive Plan Figure 1-6 is being updated for consistency with the proposed Map H revisions.

- Step 1 – Comprehensive Plan Amendment (Fig 1-6)
 - NCD Land Use updated consistent with Map H. (This application)
- Step 2 – Map H Amendment
 - Reconfigure Land Uses for Market Conditions (This application)
- Step 3 – MPUD Rezoning
 - Each Parcel/ Pod must be rezoned to MPUD
- Step 4- Conceptual Development Plan
- Step 5 – Site Plan
- Step 6- Subdivision Plat



Wilson Groves is dependent on the Becker Road extension project for access. The City enforced this provision of the Annexation Agreement on March 8th, 2021.

Becker Road

C-23 Canal

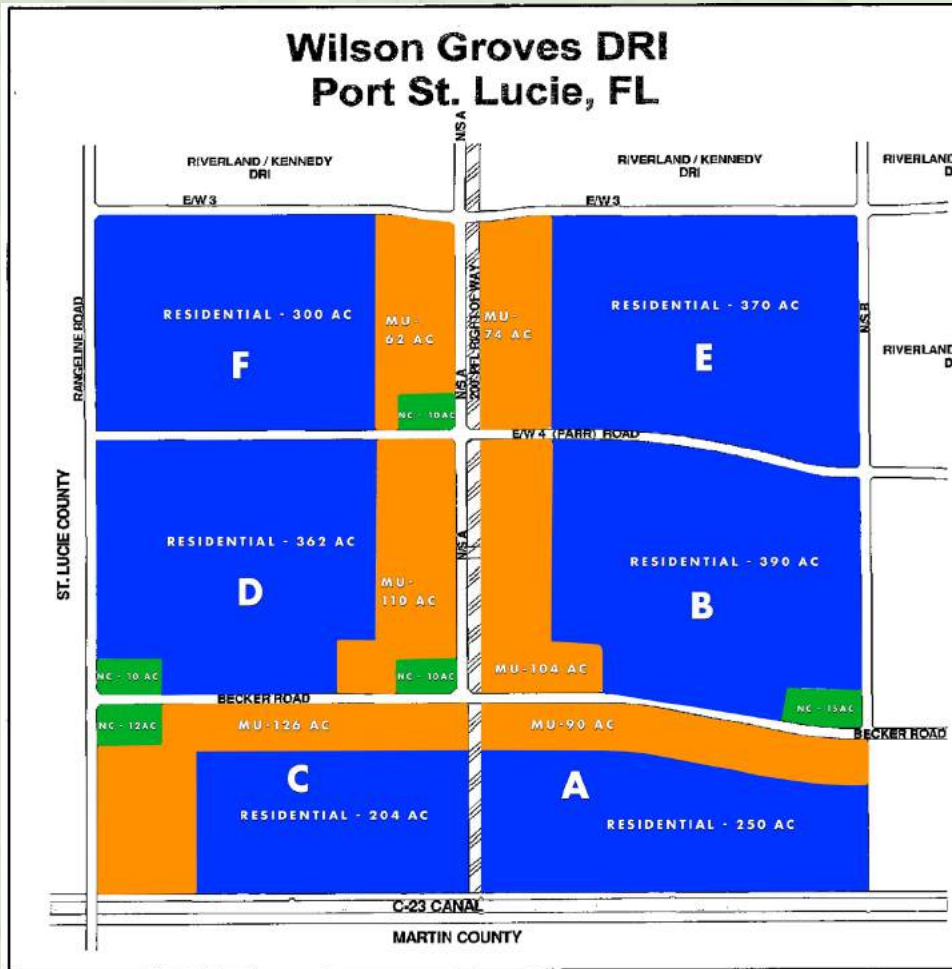
Wilson Groves
Port St Lucie, FL

Condition 18, Wilson Groves DRI D.O. Access Road Improvements (Table 1)

Road	From	To	Trip Threshold	Residential Units	Required Improvement
Phase 1					
Becker Road	Village Parkway	N/S B	0	0	2L
Secondary Emergency Access Road between Becker Road at N/S B and Rangeline Road			0	0	EMS Access Road
Becker Road	N/S B	Rangeline Road	2,573	2,200	2L
Phase 2					
Becker Road	N/S B	Rangeline Road	4,148	3,955	Widen to 4L

Wilson Grove is extending Becker Road all the way to Range Line Road before they have built 1 House. They are demonstrating a commitment to the City well in advance of being able to pull building permits.

Wilson Groves DRI Port St. Lucie, FL



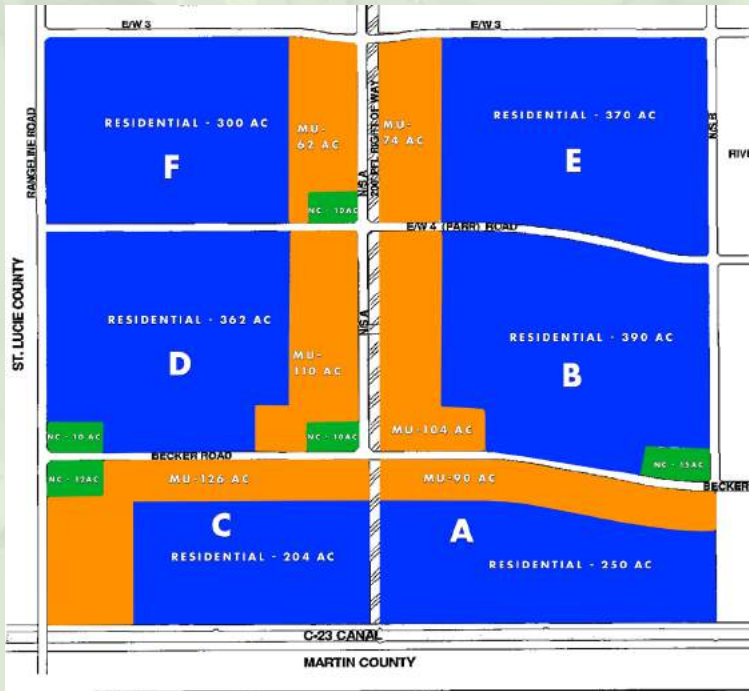
Mixed Use: 566 acres
Neighborhood Commercial: 57 acres
Residential: 1,876 acres

Mixed Use
New Urbanism



Mixed Use:	566 acres
Neighborhood Commercial:	57 acres
Residential:	1,876 acres

Wilson Groves
Port St Lucie, FL



Existing Map H (New Urbanism)

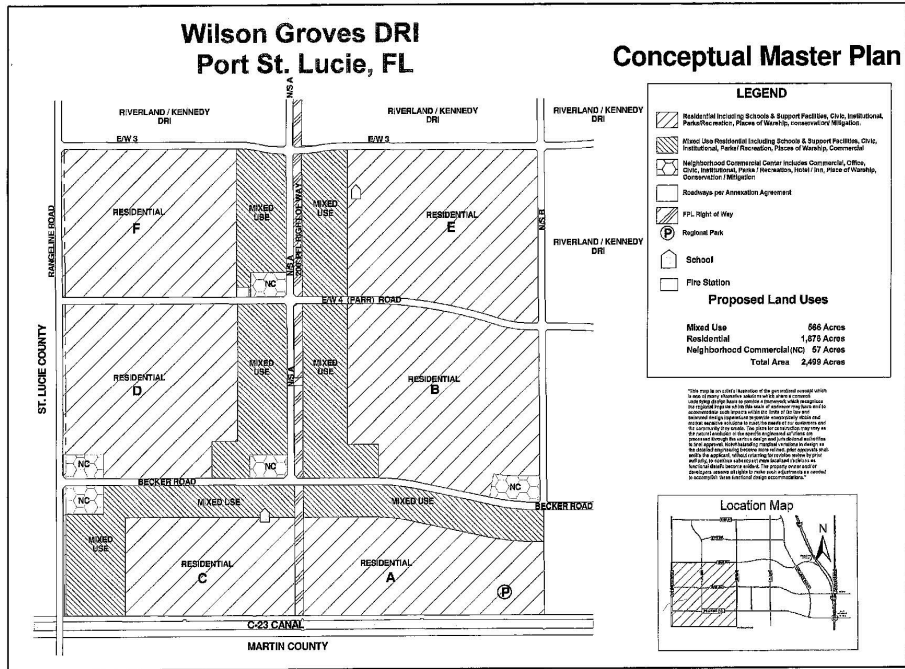
	Mixed Use:	566 acres
	Neighborhood Commercial:	57 acres
	Residential:	1,876 acres



Proposed Map H (Sub Urbanism)

	Mixed Use:	566 acres
	Neighborhood Commercial:	57 acres
	Residential:	1,876 acres

Figure 1-6



City of Port St. Lucie
Comprehensive Plan: 2020-2040

1-57

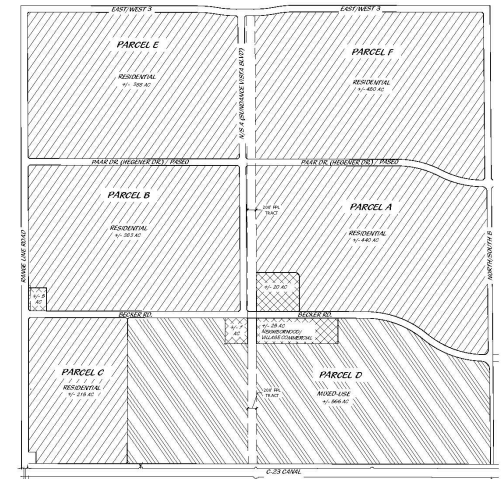
Adopted
October 26, 2020

Existing Fig. 1-6

Mixed Use:	566 acres
Neighborhood Commercial:	57 acres
Residential:	1,876 acres

FIGURE 1-6

WILSON GROVE Port St. Lucie, Florida



PROPOSED LAND USES

RESIDENTIAL
INCLUDES NEIGHBORHOODS OF HOUSES, WHICH MAY BE SINGLE-FAMILY OR TWO-FAMILY, AND HOUSEHOLD TYPE IN A VARIETY OF DESIGNS, INCLUDING DETACHED, SEMI-DETACHED, TOWNHOMES, AND CONDOMINIUMS.

NEIGHBORHOOD COMMERCIAL
INCLUDES COMMERCIAL AND OFFICE USE, HOTELS, RESTAURANTS, RETAIL, SERVICE, AND OTHER SIMILAR SERVICES.

MIXED USE
INCLUDES COMMERCIAL AND OFFICE USE, HOTELS, RESTAURANTS, RETAIL, SERVICE, AND OTHER SIMILAR SERVICES.

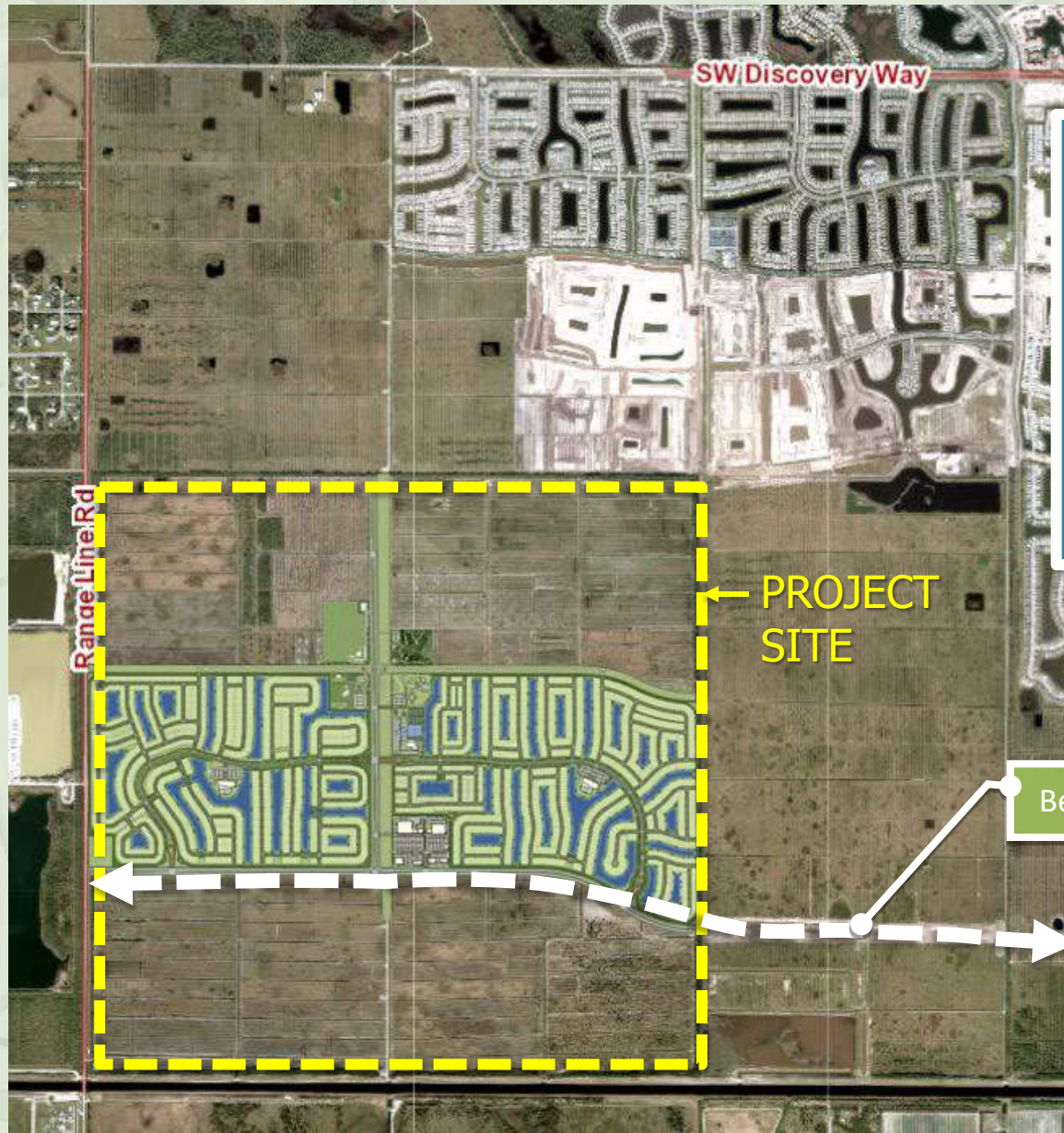


COMPREHENSIVE LAND USE PLAN WILSON GROVE



Proposed Fig. 1-6

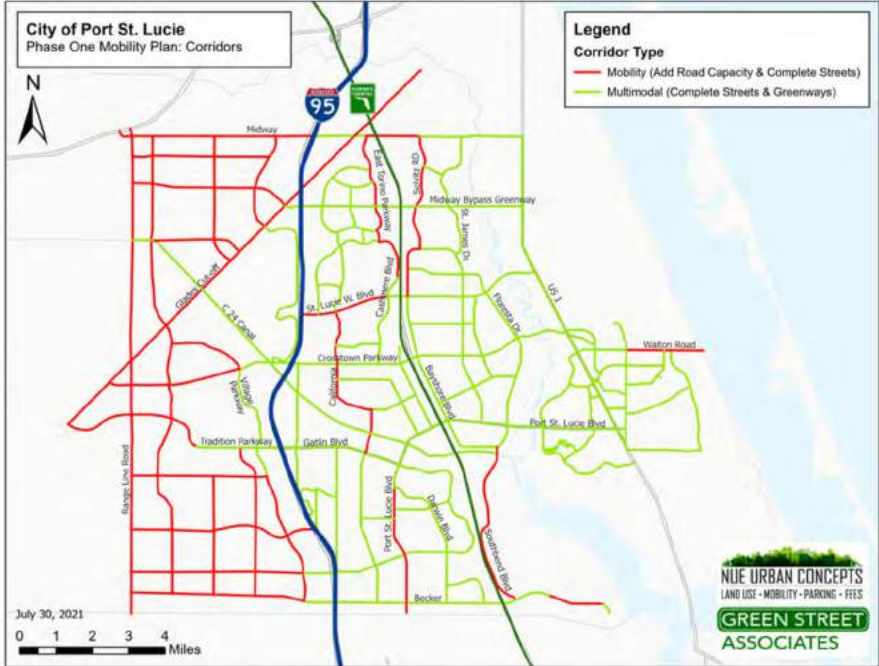
Mixed Use:	566 acres
Neighborhood Commercial:	57 acres
Residential:	1,876 acres



Planning and Design Goals:

1. Lifestyle Excellence
2. Create a unique Community
3. Non-Auto centric focused
4. Safety (Community Access Controls)
5. Fostering Community / Livability
6. Green / Clean Energy / Sustainability
7. Regional Network of Mobility
8. Self-Contained Community
9. City and NCD Partners

CITY OF PSL MOBILITY PLAN



City Mobility Plan established the framework of connectivity and circulation for the Wilson Grove design. Complete Streets and alternative modes of transportation are paramount to this design to create a sense of place and community.


**Cotleur &
Hearing**

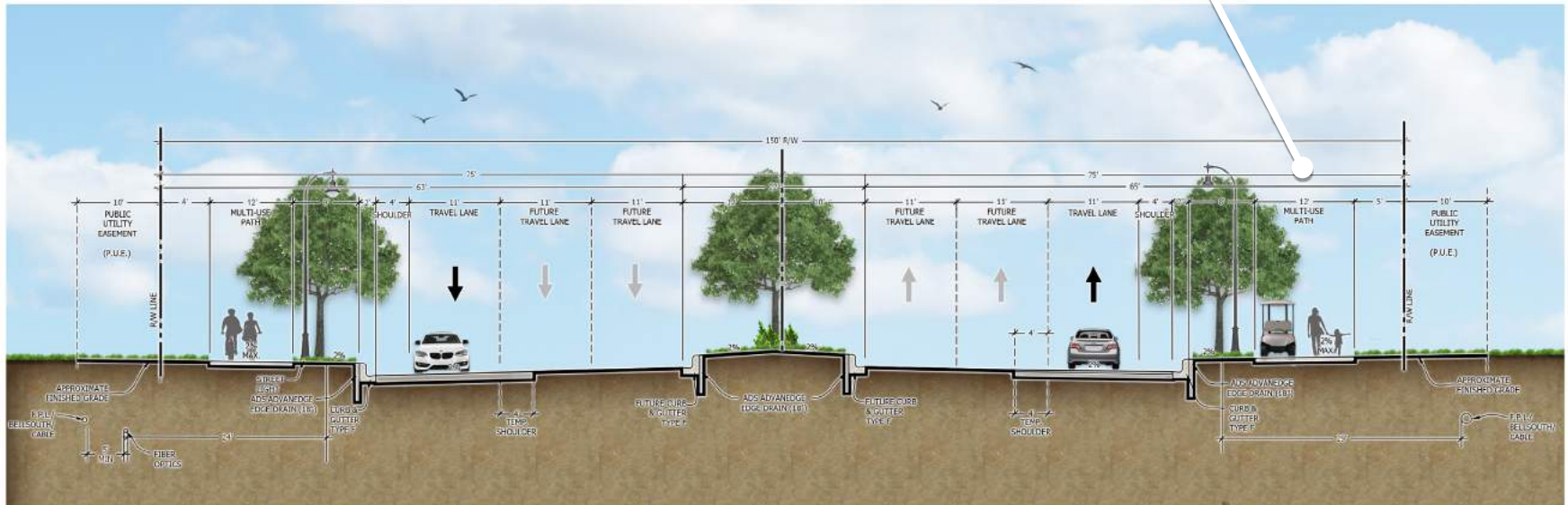
BECKER ROAD



SUNDANCE
PORT ST. LUCIE, FLORIDA

Shared-Use path increased
from 10' to 12' for LSV

BECKER ROAD 150' ROW TYPICAL
ROADWAY CROSS SECTION



Becker Road design was a negotiated agreement with the City led by Wilson Grove. Wilson Grove emphasized the importance of a better design and a Complete Street

N/S A



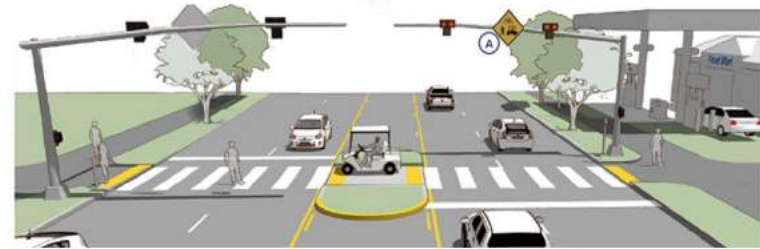
14' Shared-Use path

N/S A 150' ROW TYPICAL
ROADWAY CROSS SECTION



Although work has not begun on North/South A Road by any developer in the Western Annex area of the City, we have received preliminary feedback from Public Works they will support this configuration of a Complete Street.

SUNDANCE
PORT ST. LUCIE, FLORIDA

 **PARCEL ACCESS**

*THIS IS AN ARTIST'S ILLUSTRATION OF THE GENERALIZED CONCEPT WHICH IS ONE OF MANY ALTERNATIVE SOLUTIONS THAT SHAPE A COMMON UNDERLYING DESIGN BASIS. THE PLANS FOR CONSTRUCTION MAY VARY AS THE NATURAL EVOLUTION OF THE SPECIFIC SOLUTIONS ARE DEVELOPED. THE PROPERTY OWNER AND/OR DEVELOPERS RESERVE ALL RIGHTS TO MAKE SUCH ADJUSTMENTS AS NEEDED TO ACCOMPLISH THESE FUNCTIONAL DESIGN ACCOMMODATIONS.

POTENTIAL GOLF CART & PEDESTRIAN CROSSWALK

PSLUSD# 11-681-00
PSL# 21-127

FIGURE 2

Florida Department of Highway Safety and Motor Vehicles

Guide to Owning LOW SPEED VEHICLES

A low speed vehicle (LSV) is a vehicle with a top speed greater than 20 MPH, but not greater than 25 MPH. **LSVs must be registered, titled and insured** with personal injury protection (PIP) and property damage liability (PDL) insurance. **Any person operating an LSV must have a valid driver license. LSVs may only be operated on streets where the posted speed limit is 35 MPH or less.**

LSVs must be equipped with the following safety equipment:



To title and register an LSV, bring the following documents to an FLHSMV or tax collector office, flhsmv.gov/locations:

- Manufacturer's Certificate of Origin;
- Form HSMV 82040 (Application for Title) flhsmv.gov/forms;
- Proof of Florida insurance, minimum \$10,000 PDL and \$10,000 PIP;
- Identification - driver license, ID card or passport; and
- Payment for applicable fees, flhsmv.gov/fees;
 - Title fee
 - Initial registration fee, if applicable
 - Plate fee
 - Registration fee (varies by weight of vehicle)

For more information, visit flhsmv.gov/low-speed-vehicles.



Golf Carts

Golf carts are defined in section 320.01(22), Florida Statutes, as "a motor vehicle that is designed and manufactured for operation on a golf course for sporting or recreational purposes and that is not capable of exceeding speeds of 20 MPH." **Golf carts may be operated on roadways that are designated for golf carts with a posted speed limit of 30 MPH or less.**

Golf carts are not titled or registered and are not required to be insured with PIP and PDL coverage. **A person must be 14 years or older to operate a golf cart.**

Converted Golf Carts

Prior to titling and registering a converted golf cart, the vehicle must be inspected and assigned a VIN at a Motorist Services Regional Office. **The converted golf cart must be street-legal before applying for title and registration.** flhsmv.gov/locations

Trailer the converted golf cart to a Motorist Services Regional Office and present the following documents and fees for an inspection, VIN assignment, title and registration:

- Manufacturer's Certificate of Origin or a bill of sale for the golf cart form HSMV 84490 (Statement of Builder) completed by customer and compliance examiner/inspector;
- Form HSMV 86064 (Affidavit for Golf Cart Modified to a Low Speed Vehicle);
- Original bill(s) of sale or receipt(s) for all parts used to convert the golf cart;
- Certified weight slip for the converted golf cart.
- Form HSMV 82040 (Application for Title);
- Proof of Florida Insurance (minimum \$10,000 PDL and \$10,000 PIP);
- Sales tax or sales tax exemption information for all parts;
- Identification - driver license, ID card or passport; and
- Applicable fees, flhsmv.gov/fees
 - Inspection fee
 - Title fee
 - Plate fee
 - Initial registration fee, if applicable
 - Registration fee (varies by weight of vehicle)

All-Terrain Vehicles

Florida law, states that **all-terrain vehicles (ATV) may only be operated on unpaved roadways where the posted speed limit is less than 35 MPH and only during daylight hours.** Anyone under the age of 16 operating an ATV on public land must be under the supervision of an adult and must have proof of completion of a Department of Agriculture and Consumer Services (DACS) approved safety course. ATV operators and riders under the age of 16 must wear a USDOT approved safety helmet and eye protection. **ATVs are titled, but not registered**, and are not required to be insured with PIP and PDL coverage. (Sections 261.20, 316.2074 and 316.2123, Florida Statutes)

flhsmv.gov/low-speed-vehicles

SUNDANCE *Port St. Lucie, Florida*



**GOLF CART CIRCULATION TO AVOID
TRAFFIC CIRCLE - THE VILLAGES**



**GOLF CART CROSSING TURN LANES
IN MEDIAN - THE VILLAGES**



MIDBLOCK CROSSING WITH SIGNAGE - SUN CITY CENTER



**GOLF CART CROSSING AND ROADWAY
CART LANE - THE VILLAGES**



ENTRY GOLF CART CROSSING - THE VILLAGES



ENTRY MEDIAN GOLF CART CROSSING - THE VILLAGES

GOLF CART COMMUNITY CROSSING CIRCULATIONS

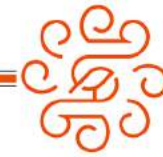
Circulation| Low Speed Vehicle Internal Network



SUNDANCE
PORT ST. LUCIE, FLORIDA



PASEO

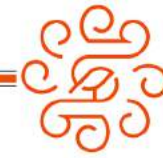


SUNDANCE
PORT ST. LUCIE, FLORIDA

150' PASEO TYPICAL
SECTION A



PASEO



SUNDANCE
PORT ST. LUCIE, FLORIDA

150' PASEO TYPICAL
SECTION B



PASEO



150' PASEO TYPICAL
SECTION C



14' MULTI USE PATH

16' GOLF CART PATH

8' TRAVEL LANE

10' UE

12' MULTI USE PATH

16' GOLF CART PATH

8' TRAVEL LANE

10' UE

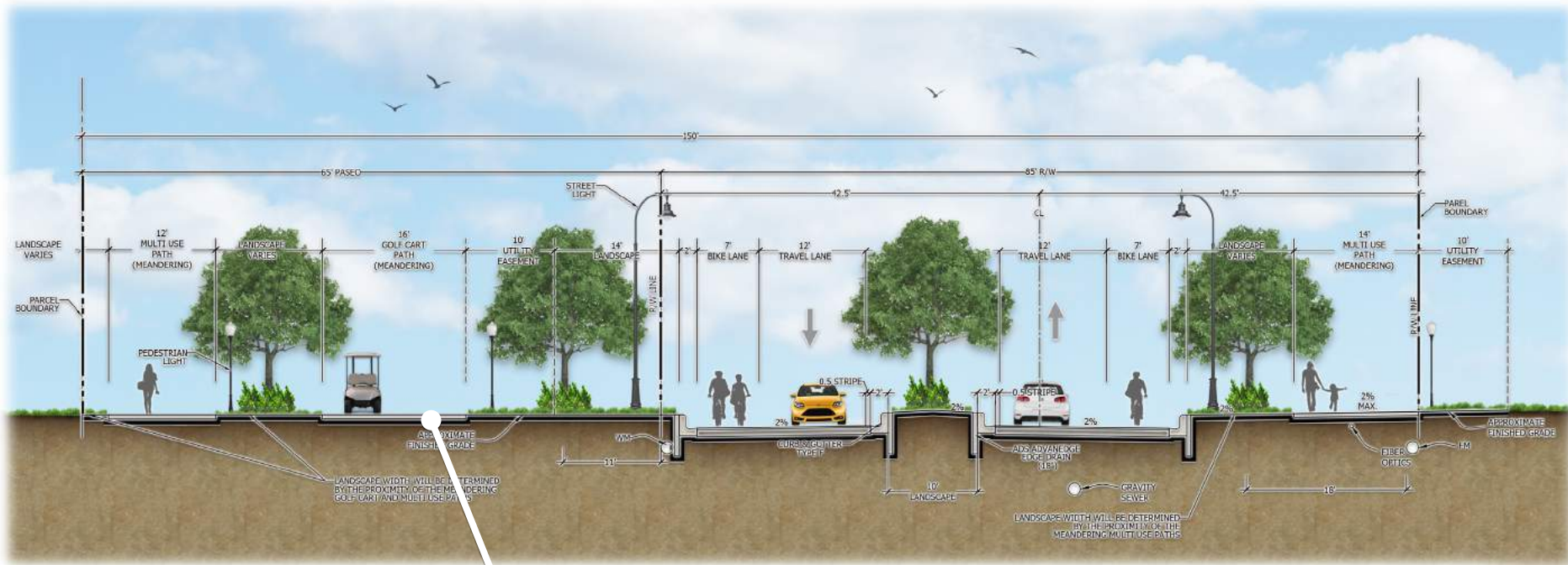
ADJACENT PARCEL

TYPICAL LOT

150' PASEO TYPICAL SITE PLAN



PASEO SECTION- PARR ROAD



Layout to meet all current PSL Engineering Standards

N/S A - PARR RD - PASEO CIRCULATION & CONNECTION



4 Corners| Park and Recreation Amenities

4-Corners is the Inspiration of the Project Planning and Design

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**
E USES, PERSONAL AND HOUSEHOLD TIONAL USES, UNDS, AND OTHER SIMILAR SERVICES
- E USES, HOSPITAL THEATERS, HOTELS, TIES (INCLUDING EHOUSE/DISTRIBUTION, SERVICES**
- K - 8 SCHOOL**
- *ACCESS POINT**

50 AC CIVIC SITE

PROPOSED LAND USES

RESIDENTIAL *(INCLUDES ROW ACREAGE) *(INCLUDES FPL ACREAGE)	150 AC 96 AC 30 AC
NEIGHBORHOOD / VILLAGE COMMERCIAL *(INCLUDES FPL ACREAGE)	57 AC 566 AC 15 AC
MIXED-USE *(INCLUDES FPL ACREAGE)	566 AC 15 AC
TOTAL AREA	2,499 AC

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

NOTES

*LOCATION AND CONFIGURATION OF ALL DEVELOPMENT PARCELS INCLUDING ACCESS LOCATIONS, LAKES, OPEN SPACE, RESIDENTIAL AND NON-RESIDENTIAL USES WILL BE FULLY DELINEATED DURING THE ZONING AND OR PLATTING PROCESS.

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

CONFIGURATION OF PARK SITE TO BE DETERMINED AT THE TIME OF MP/UD PLAN APPROVAL AND REQUIRED PARKS AGREEMENT CONSISTENT WITH CONDITION 56 IN RESOLUTION 11-1401.

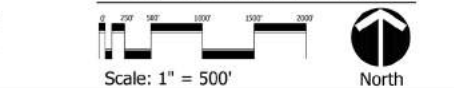
LOW SPEED VEHICLES AS DEFINED BY FLORIDA STATUTE (FS) 322.01(4) SHALL BE PERMITTED ALONG PATHWAYS, SIDEWALKS, MULTI-USE TRAILS, AND ROADWAY CROSSINGS WITHIN THE FOLLOWING CITY OWNED RIGHTS OF WAY: BECKER RD., WSA A, NWS A, AND NWS 3.

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 DEVELOPMENT MAY HAVE AND TO ACCOMMODATE SUCH PROJECTS WITHIN THE LINES OF THE LAND 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 PROCEDED THROUGH THE VARIOUS DESIGN AND JURISDICTIONAL AUTHORITIES TO FINAL APPROVAL. NOTWITHSTANDING MINOR VARIATIONS IN DESIGN AS THE DETAILED ENGINEERING BECOME MORE REFINED, PERIOD APPROVALS SHALL ENTITLE THE APPLICANT WITHOUT RETURNING FOR REVISION REVIEW BY PRIOR AUTHORITY TO CORRECT 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# P21-128
MAP H
MASTER PLAN



Cotleur & Hearing
Landscape Architects
Environmental Consultants
1024 Commerce Lane
Suite 1
Aurora, Florida 32819
(407) 747-0256 Fax (407) 747-1377
www.cotleurhearing.com
Lic# LC-0000239

WILSON GROVE

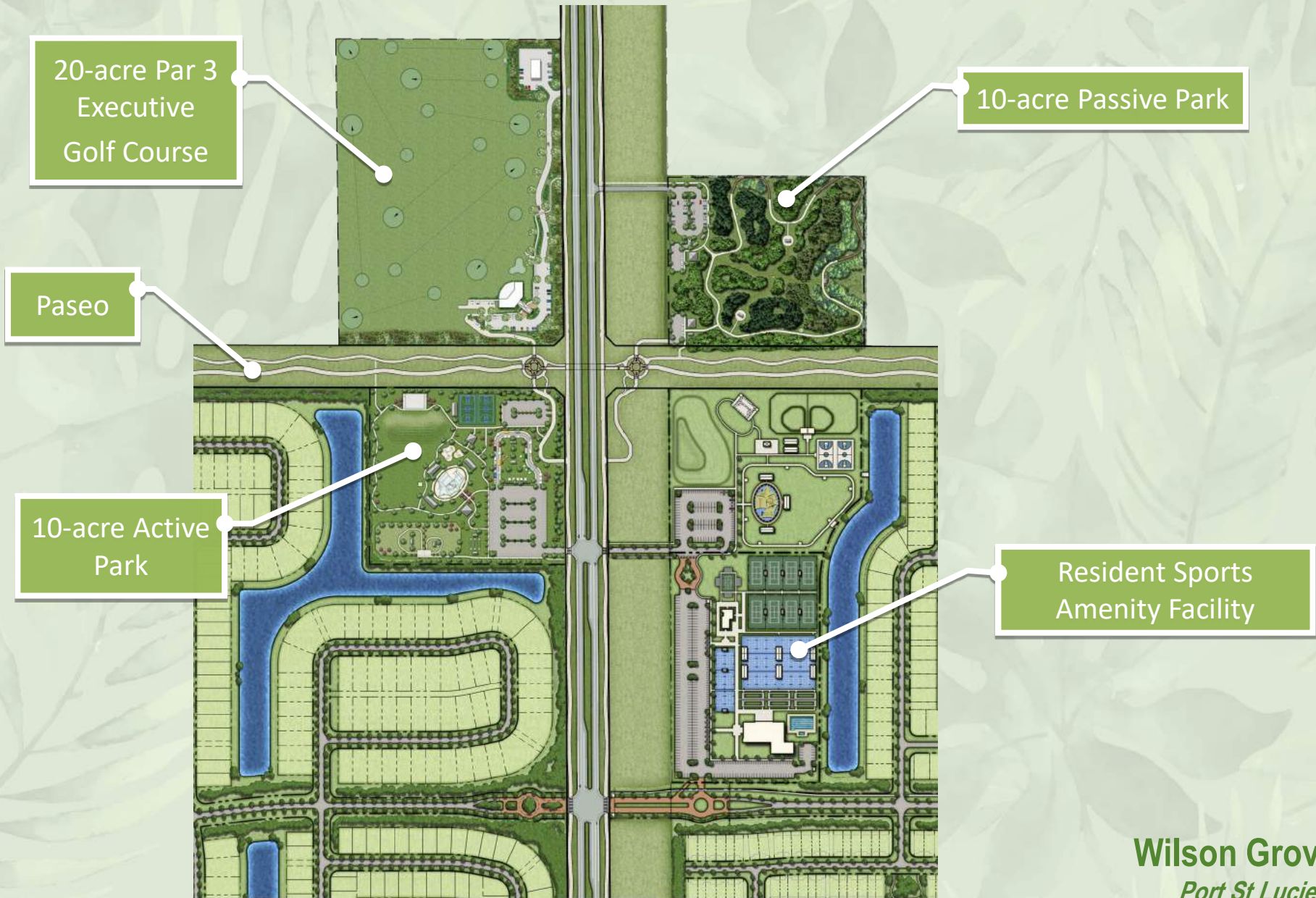
Port St. Lucie, Florida

DESIGNED	COT
DRAWN	PROPOSE
APPROVED	COT
DATE	08-20-22
REVISION	05-13-22

10/26/2022 14: 00:00
10/26/2022 14: 00:00

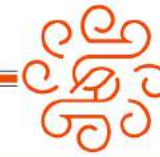
SHEET 1 OF 1
COTLEUR & HEARING, INC.
1024 Commerce Lane, Suite 1
Aurora, Florida 32819
(407) 747-0256
www.cotleurhearing.com

4 Corners| Masterplan Park Facilities



Wilson Groves
Port St Lucie, FL

20 ACRE GOLF COURSE



SUNDANCE
PORT ST. LUCIE, FLORIDA



Golfing doesn't need to take 4 hours!

Paseo
Access

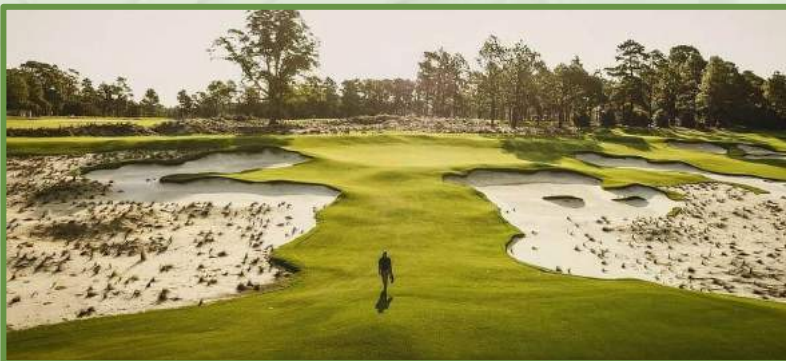
Public
Access

20 AC GOLF COURSE
PARCEL E



Golf Course | The Cradle at Pinehurst

Pinehurst, LLC. "The Cradle
Short Course: Golf Courses
& Tee Times." Pinehurst
Resort, 31 May 2023
www.pinehurst.com/golf/course/s/cradle-short-course/.

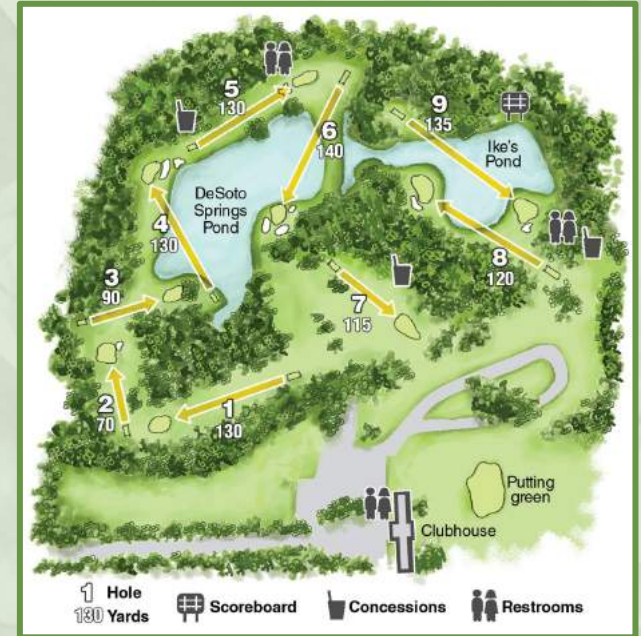


The Cradle
Pinehurst, NC



St. Andrews Club
Delray Beach, FL

Golf Course | Augusta National Short Course



Augusta National Golf Club

Augusta, GA

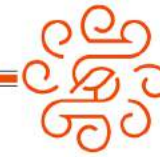
Golf Course | Red Reef Executive



GolfPass. "Red Reef Executive Golf Course." *Golf Pass*, 20 Feb. 2020, www.golfpass.com/travel-advisor/courses/1888-red-reef-executive-golf-course.

**Red Reef
Executive**
Boca Raton, FL

10 ACRE NATURE PARK



SUNDANCE
PORT ST. LUCIE, FLORIDA



Public
Access

Walking, Bird
Watching

PLANT COMMUNITY LEGEND

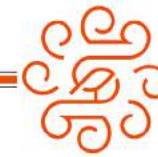


Paseo
Access

10 AC NATURE PARK
PARCEL F



10 ACRE PARK



SUNDANCE
PORT ST. LUCIE, FLORIDA



Open
Play

10 AC PARK
PARCEL B





Land Use | Neighborhood Village Commercial



LSV Access

N/S A Road

Becker Road

- 1. The applicant's proposed changes to Map H be updated to depict the location of the two school sites required by Condition 51 of the Wilson Groves DRI development order and the southwest annexation agreement prior to the application going before City Council.*

Response: St. Lucie County School District has stated that one school site within the Wilson Groves DRI is sufficient based on the proposed number of age-restricted units. Developer is agreeable to add a note to Map H stating a 2nd K-8 school site will be provided if warranted.

2. *Any references to the Paseo be removed from the proposed changes to Map H.*
- Planning & Zoning 10/14/2022: ***“14. ...Staff would support Paar as a two laned roadway with the Paseo as was previously proposed...”***
 - Planning & Zoning 12/1/2022: ***“17. In previous meetings with City staff, there was discussion about constructing Paar Drive as a two-lane roadway with the Paseo incorporated into the right-of-way so that all modes of transportation could be accommodated. Planning staff was in favor of the concept of Paar Drive as a two-lane roadway with a parallel Paseo and expressed support for this option in numerous meetings...”***
 - Public Works 12/1/2022: ***“12. The 2-lane roadway network is required for connectivity, congestion management and health and safety; therefore, Paar Drive cannot be eliminated. We will allow a portion of the Paar Drive right-of-way to contain the requested Paseo.”***

Response: The Paseo within the City ROW has been supported by staff on numerous occasions. We request to keep the Paseo label on the plan.

3. *The miscellaneous notes and the note to allow low speed vehicles along pathways, sidewalks, multi-use trails, and roadway crossings within the city owned rights of way for Becker Road, N/S A, N/S B and E/W be removed from proposed changes to Map H.*

*“16. Remove all specific references to Golf Carts throughout the proposed Map “H”. **It is acceptable to utilize a motorized low speed vehicle or similar terminology.**”*

Response: The note about low-speed vehicles was added to Map H based on direction received through meetings with staff and comment letters. Please see Public Works comment #16 received in a letter dated December 1, 2022. We request to keep the LSV note on the plan to memorialize the use of LSV’s.

4. *The developer shall reimburse the City for the City's consultant to conduct a monitoring analysis when deemed necessary for the developer's obligated roadways as recommended by the Public Works Department.*

Response: The existing Wilson Groves Development Order states that the Developer may undertake monitoring to ascertain the transportation levels of service (Conditions of Approval, Section 15A and 15B). The methodology for the monitoring shall be agreed upon with the City of Port St. Lucie, Florida Department of Transportation, and the Treasure Coast Regional Planning Council.

The Developer agrees that monitoring analysis is important, and therefore accounted for this requirement already in the Development Order.

Condition 4 for P21-127 is the same as Condition 2 for P21-128, and our response remains the same for both conditions.

- Public Works Traffic Memo dated May 25, 2023 states that the Traffic Report for the Wilson Groves DRI prepared by O'Rourke Engineering & Planning was found to be in compliance with the adopted level of service and requirements of City Code and Public Works Policies.
- Becker Road is currently under construction in Wilson Groves well in advance of the required build-out threshold of 2,200 dwelling units or 2,573 p.m. peak hour trips.
- The Wilson Groves DRI traffic report by O'Rourke Engineering & Planning demonstrates compliance with level of service standards of transportation networks.
- Memo references Section 15B of the Wilson Groves Development Order where the Developer will undertake monitoring of roadway networks, as necessary.
 - The condition of approval to reimburse the City for the City's consultant to conduct this monitoring is unnecessary as this has already been accounted for in the Development Order.

1. *The adoption of Revised Exhibit “B” depicting staff recommended changes.*

Response: The applicant requests to keep the Paseo on Figure 1-6 because it has received support from staff in the past and will be important to memorialize it on a document.

The applicant also requests to keep the location/configuration and generalized concept notes on Figure 1-6. These notes are the same ones currently shown on Figure 1-6 of the Port St. Lucie Comprehensive Plan. The notes have always been shown on Figure 1-6 and are the standard for any revisions to Figure 1-6.

The Site Plan Review Committee (City of Port St. Lucie Staff including Planning and Zoning Dept., Public Works Dept., Utilities Dept, Legal Department and 3rd Party Traffic Consultant) recommends approval of both applications: P21-127 & P21-128.

We ask the Planning and Zoning Board to make a similar recommendation of approval but without the conditions staff has requested.

We appreciate your consideration &
happy to answer any questions you may
have