

From: [MaryAnn Verillo](#)
To: [Mary Savage-Dunham](#)
Subject: FW: Wilson Grove Road Triggers
Date: Wednesday, July 26, 2023 9:36:13 AM
Attachments: [image147391.png](#)
[image218349.png](#)
[image647592.png](#)
[image033179.png](#)
[image774041.png](#)
[image701841.png](#)
[image180219.png](#)
[image736308.png](#)
[image658264.png](#)
[Paar Drive Traffic Analysis.pdf](#)

From: Jesus Merejo <jmerejo@cityofpsl.com>
Sent: Monday, July 24, 2023 7:54 AM
To: MaryAnn Verillo <DeliaM@cityofpsl.com>
Subject: FW: Wilson Grove Road Triggers

From: Alexander Akel <Alex@akelhomes.com>
Sent: Monday, July 24, 2023 7:52:56 AM (UTC-05:00) Eastern Time (US & Canada)
To: Jesus Merejo <jmerejo@cityofpsl.com>
Cc: Ramsey Akel <ramsey@akelhomes.com>
Subject: Wilson Grove Road Triggers

Mr. Merejo

This email is in regards to Wilson Grove. Although, it is our belief that the development order and methodologies established within the Southwestern Annexation Area clearly define the road network triggers, per your request and for your review, Wilson Grove will commit to the construction of the road network based on DRI dwelling units as reflected in the proposed Table #2 below.

Development Order: Proposed Table 2

ACTION	ROAD	FROM	TO	IMPROVEMENT	TRIGGER
CONSTRUCTION	BECKER	N/S B	RANGELINE	2L	DRI - 0 UNITS
DESIGN ¹	N/S A	BECKER	E/W 3	2L	DRI – 2,100 UNITS
CONSTRUCTION	N/S A	BECKER	E/W 3	2L	DRI - 2,400 UNITS
DESIGN ¹	E/W 3	N/S A	N/S B	2L	DRI – 2,400 UNITS
CONSTRUCTION	E/W 3	N/S A	N/S B	2L	DRI – 2,600 UNITS
DESIGN ¹	E/W 3	N/S A	RANGELINE	2L	DRI – 2,850 UNITS
CONSTRUCTION	E/W 3	N/S A	RANGELINE	2L	DRI – 3,150 UNITS
DESIGN ¹	N/S B	BECKER	E/W 3	2L	DRI – 4,600 UNITS
CONSTRUCTION	N/S B	BECKER	E/W 3	2L	DRI – 4,900 UNITS
CONSTRUCTION	BECKER	N/S B	RANGELINE	W TO 4L	DRI – 4,148 TRIPS

CONSTRUCTION	N/S A	BECKER	E/W 3	W TO 4L	DRI – 6,708 TRIPS
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¹Wilson Grove shall commence the design and permitting process at this time and will complete the design and permitting within six months thereafter.

Expedited Design & Permitting

Wilson Grove agrees to commence the design and permitting process of the two lane road network prior to the dwelling unit trigger set forth in Table #2 to ensure timely construction of the two lane road network. Wilson Grove will complete the design and permitting within six months (subject to governmental approvals) of the unit trigger set forth above.

Paseo

Paar Drive between N/S B and Rangeline Road shall become a multi-modal Paseo. Paseo will be designed as a 100’ wide winding paseo that will provide connectivity to Parcels A, B, E and F. The Paseo will consist of a 16’ wide golf cart path and 12’ wide multi-use path.

The Paseo is a textbook example of the City’s new mobility plans. Paseo will be accessible to the public and citizens of Port St Lucie. The addition of Paseo will provide a functional and beautiful open area which doubles as a linear park and mobility element to the City.

Traffic Analysis & Justification

Susan O’Rourke, P.E. with O’Rourke Engineering & Planning conducted an analysis of the removal of Paar from Village Parkway from Rangeline Road. Using the data and analysis conducted by Marlin Engineering and the WATS 3.0 by Shaun MacKenzie, she concludes that Paar Drive’s traffic volume is 1) overestimated and 2) can be redistributed to other roads within the network. Her analysis is attached to this email.

We are available to discuss this matter in more detail at your convenience.

Thank you,



Alexander Akel
President

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