



Cotleur & Hearing

Wilson Groves

Comprehensive Plan Text Amendment

Figure 1-6

City Of Port St. Lucie: #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**

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

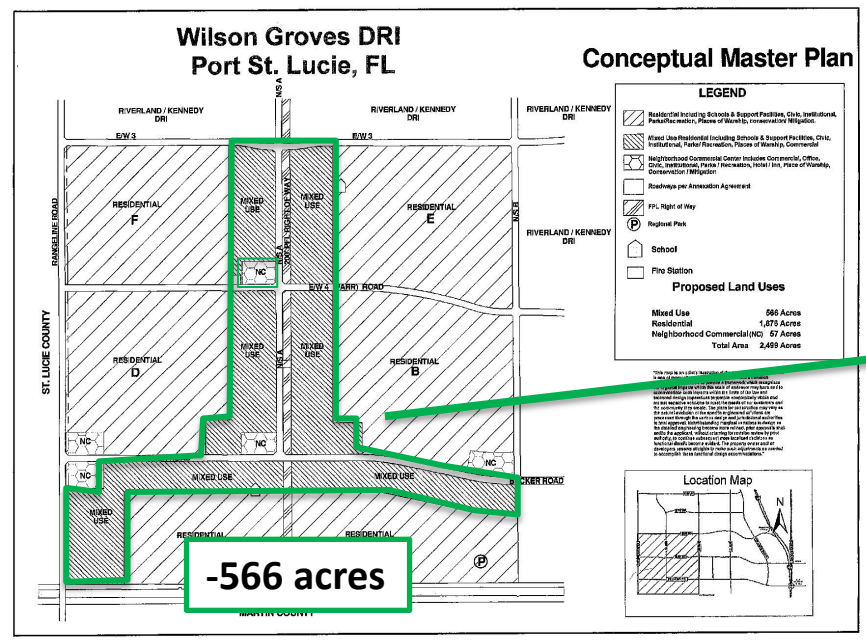


- **Legal Counsel – Lewis Longman Walker**

- Tara W. Duhy, Executive Shareholder

NO NET CHANGE

Figure 1-6



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

157

Adopted
October 26, 2020

FIGURE 1-6

WILSON GROVE Port St. Lucie, Florida



PROPOSED LAND USES

RESIDENTIAL (MIXED USE) (RESIDENTIAL)	566 AC
RESIDENTIAL (MIXED USE) (COMMERCIAL)	57 AC
NEIGHBORHOOD VILLAGE COMMERCIAL	57 AC
MIXED USE	566 AC
TOTAL AREA	2,499 AC

+566 acres

REVISIONS AND CONSIDERATION OF ALL DEVELOPMENT PARCELS INCLUDE ACCESS LOCATIONS, LINES, OPEN SPACE, RESIDENTIAL, AND NEIGHBORHOOD COMMERCIAL USES WILL BE FULLY DELINEATED DURING THE ZONING AND/OR PLATTING PROCESS.

THIS MAP IS AN ARTIST'S ILLUSTRATION OF THE GENERALIZED CONCEPT WHEN USED IN CONNECTION WITH THE GENERALIZED CONCEPT OF CONCEPTUAL LAYOUT, THIS DESIGN IS TO PROVIDE A FRAMEWORK OF WHICH THE DEVELOPER SHALL BE RESPONSIBLE FOR THE FINAL DESIGN OF THE PROJECT. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE FINAL DESIGN OF THE PROJECT TO MEET THE NEEDS OF OUR CUSTOMERS AND THE COMMUNITY THEY SERVE. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE FINAL DESIGN OF THE PROJECT TO MEET THE NEEDS OF OUR CUSTOMERS AND THE COMMUNITY THEY SERVE. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE FINAL DESIGN OF THE PROJECT TO MEET THE NEEDS OF OUR CUSTOMERS AND THE COMMUNITY THEY SERVE.



**COMPREHENSIVE LAND USE PLAN
WILSON GROVE**



Existing Fig. 1-6

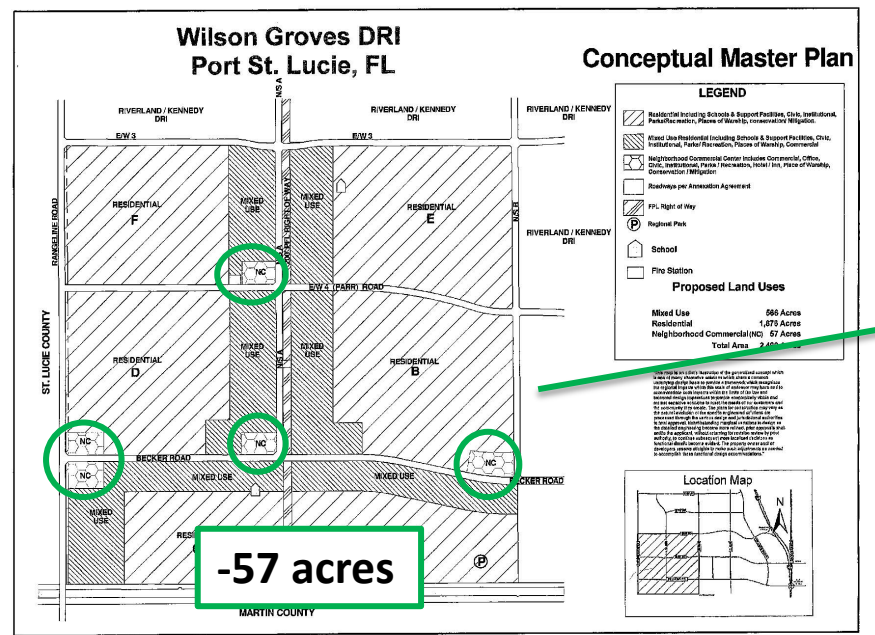
Mixed Use:	566 acres
Neighborhood Commercial:	57 acres
Residential:	1,876 acres

Proposed Fig. 1-6

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

NO NET CHANGE

Figure 1-6



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

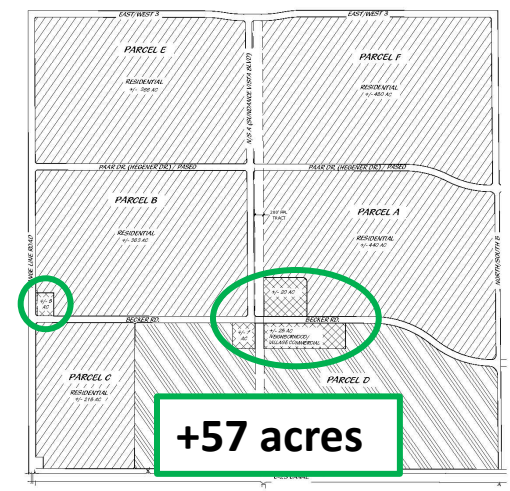
157

Adopted
October 26, 2020

FIGURE 1-6

WILSON GROVE

Port St. Lucie, Florida



PROPOSED LAND USES

RESIDENTIAL (MIXED USE) (RESIDENTIAL)	1,875 AC
RESIDENTIAL (MIXED USE) (COMMERCIAL)	57 AC
NEIGHBORHOOD VILLAGE COMMERCIAL	57 AC
MIXED USE (MIXED USE)	566 AC
MIXED USE (MIXED USE)	10 AC
TOTAL AREA	2,498 AC

LEGEND

- RESIDENTIAL (MIXED USE) (RESIDENTIAL)
- RESIDENTIAL (MIXED USE) (COMMERCIAL)
- NEIGHBORHOOD VILLAGE COMMERCIAL
- MIXED USE (MIXED USE)
- MIXED USE (MIXED USE)

*LOCATION AND COORDINATION OF ALL DEVELOPMENT PARCELS INCLUDE ACCESS LOCATIONS, LINES, OPEN SPACE, RESIDENTIAL AND NEIGHBORHOOD COMMERCIAL USES WILL BE FULLY DELINEATED DURING THE ZONING AND/OR PLATTING PROCESS.

THIS MAP IS AN ARTIST'S ILLUSTRATION OF THE GENERALIZED CONCEPT WHICH IS SUBJECT TO CHANGE WITHOUT NOTICE. THE CITY OF PORT ST. LUCIE, FLORIDA, IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CITY OF PORT ST. LUCIE, FLORIDA, IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CITY OF PORT ST. LUCIE, FLORIDA, IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



COMPREHENSIVE LAND USE PLAN
WILSON GROVE



Existing Fig. 1-6

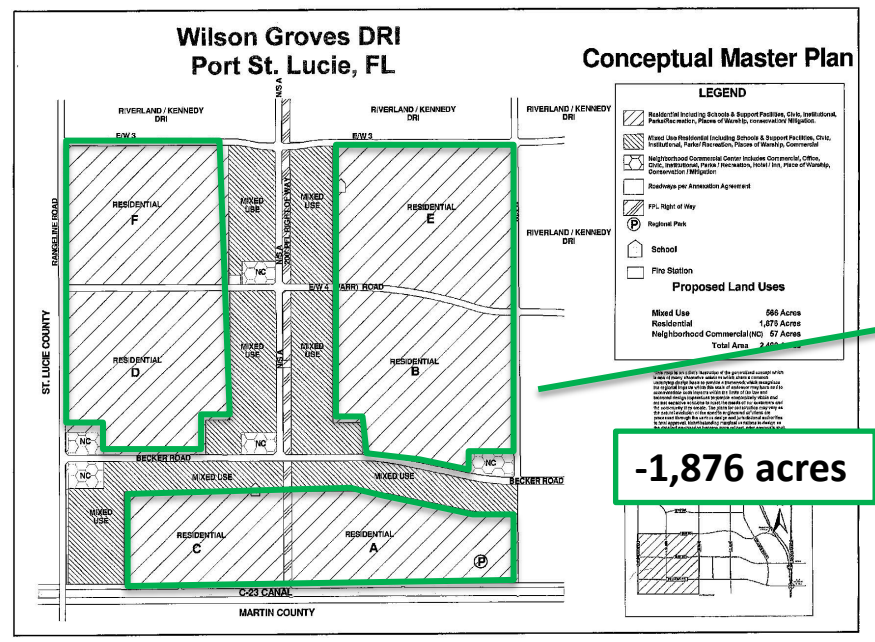
Mixed Use:	566 acres
Neighborhood Commercial:	57 acres
Residential:	1,876 acres

Proposed Fig. 1-6

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

NO NET CHANGE

Figure 1-6



-1,876 acres

FIGURE 1-6

WILSON GROVE

Port St. Lucie, Florida



PROPOSED LAND USES

RESIDENTIAL (MIXED USE) (RESIDENCE)	2,499 AC
NEIGHBORHOOD VILLAGE COMMERCIAL	57 AC
MIXED USE (MIXED USE, FPL ACROSS)	566 AC
TOTAL AREA	2,499 AC

+1,876 acres

COMPREHENSIVE LAND USE PLAN
WILSON GROVE

Scale: 1" = 2000'

North

Existing Fig. 1-6

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

Proposed Fig. 1-6

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

Wilson Grove meets or exceeds the traffic standards required by this Application

- Fewer trips generated by the proposed Figure 1-6 than the approved Figure 1-6
- NET REDUCTION in Daily Trips = 13,789
- Triggers for the timing of internal roadway construction remain the same
- Wilson Grove constructing Becker Road EARLIER than required by the development order (2,573 trips) – NO ADVERSE IMPACT TO BECKER ROAD WITH RELOCATION OF LAND USES
- Detailed Parcel analysis required of Wilson Grove (not of Riverland)
- Detailed Phasing analysis required of Wilson Grove (not of Riverland)
- Age Restricted analysis use allowed by Riverland (not by Wilson Grove)
- Analysis based on approved WATS 3.0 with fewer impacts – with fewer trips the impact to roads outside of project were reduced over original Development Order.
- Already committed to detailed intersection analysis during plat process
- Already committed to monitoring program as identified in the development order (Section 15B)
- Wilson Groves required to include unrealistic phasing which showed Phase 1 to include 210,000 SF of retail and 270,000 of Office/ Industrial which will not realistically be built until there are sufficient rooftops to support.

Traffic Impact Statement by Simmons & White Aug 2020

1. “Developer is only changing land use locations”
2. “Since the overall land use intensities are not changing, it was assumed that the trip distribution and impact outside of the subject DRI would remain the same”

Riverland updated its’ Map H in the exact same manner as the ACR request

No Net Change of Subdistricts

Only Relocation of Uses

SIMMONS & WHITE
2581 Metrocentre Blvd West, Suite 3, West Palm Beach, Florida 33407
O 561.478.7848 | F 561.478.3738 www.simmonsandwhite.com
Certificate of Authorization Number 3452



TRAFFIC IMPACT STATEMENT

RIVERLAND/KENNEDY
PORT ST LUCIE, FLORIDA

*Riverland/Kennedy
Project No. 20-032*

3.0 TRAFFIC ANALYSIS METHODOLOGY

As previously stated, the developer is only changing land use locations within the overall Master Plan. The developer is not requesting any removal or changes to their conditions of approval regarding the required roadway improvements. The existing development order also already requires a trip generation analysis as part of each Site Plan application and has other traffic monitoring conditions. Due to the above circumstances, a comprehensive modeling analysis was not performed. Instead, the traffic analysis methodology includes the following:

1. Comparison of trip generation between previously approved plans and the proposed overall master plan.
2. Modified trip distribution based on the comparison of the land use locations of the approved WATS and the proposed master plan.
3. Roadway capacity analysis within the internal DRI roadway network. Since the overall land use intensities are not changing, it was assumed that the trip distribution and impact outside of the subject DRI would remain the same.

We request transmittal to
DEO as proposed without
conditions

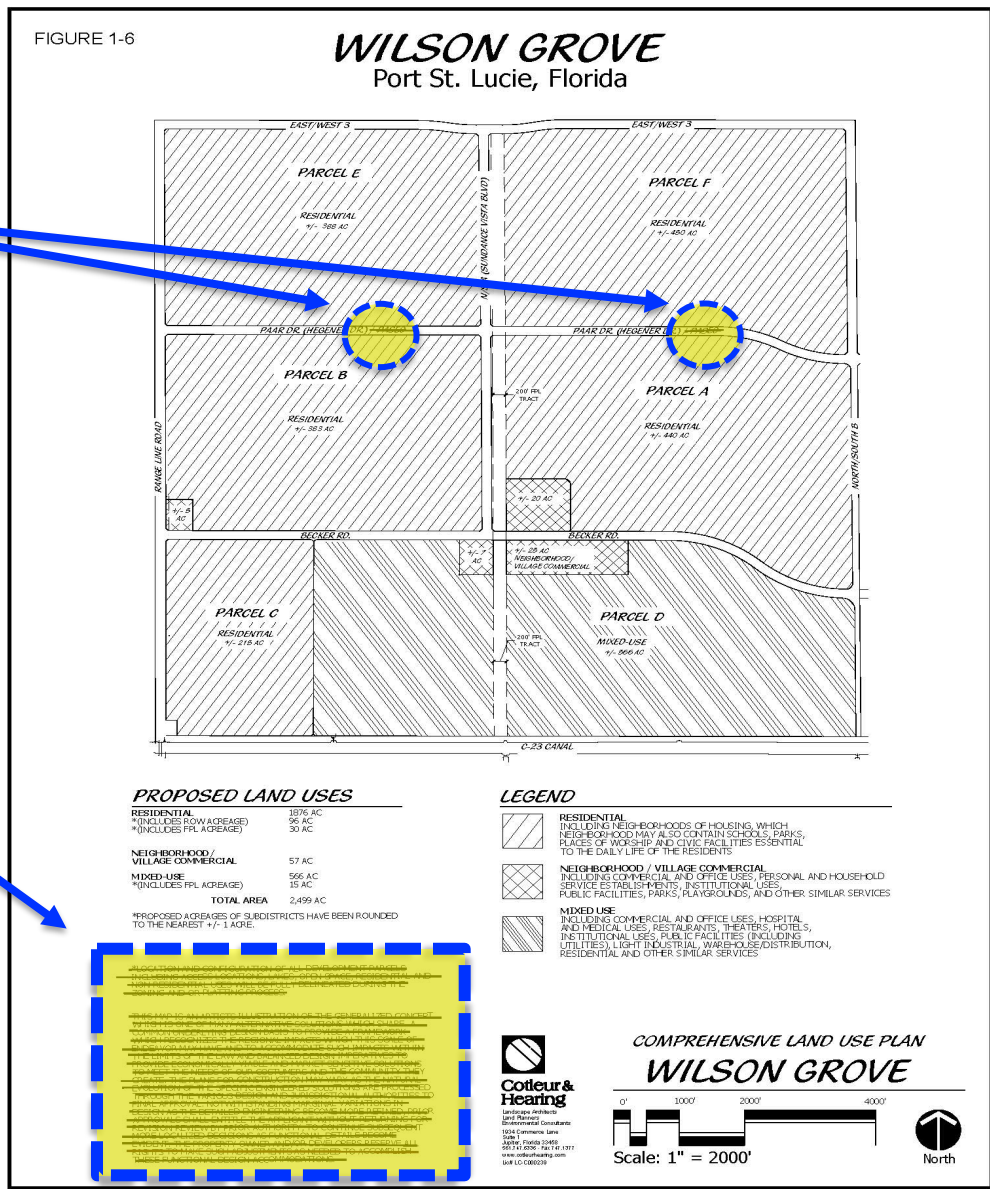
Thank you

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 Paar Paseo shown on Figure 1-6 is not a formally approved design and will be subject to City Council approval at a later date (such as MPUD or Site Plan).

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.

Revised Exhibit "B", Staff Recommended Changes to Proposed Figure 1-6



Additions shown as underlined and deletions shown as ~~strikethrough~~

2. *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.

The Condition requested by Staff has not been imposed on other developers within the SWAA and would be inequitable to impose such a condition on solely Wilson Groves.

Response: The applicant requests these conditions to be removed.

3. *Staff recommends a new policy, Policy 1.2.11.6, be adopted into the Future Land Use Element as one of the recommended conditions of approval.*

Policy 1.2.11.6: The Wilson Groves NCD District shall also provide the following transportation improvements:

- a. *The first two lanes of N/S A from Becker Road to E/W 3 shall be constructed and open to the public prior to the construction of the 2,200th* dwelling unit in the Wilson Groves DRI**;*
- b. *The first two lanes of E/W 3 from N/S A to N/S B shall be constructed and open to the public prior to the construction of the 2,200th* dwelling unit in the Wilson Groves DRI***

**or any combination of non-residential development equivalent to 2,200 dwelling units in the Wilson Groves DRI per the Wilson Grove DRI Trip Equivalency Matrix:*

***The widening of the required roadways shall be in conformance with Wilson Groves DRI.*

Response: The applicant requests these conditions to be removed.

