



MEMORANDUM

TO: Daniel Robinson, Planner III, Planning & Zoning

FROM: Clyde Cuffy, P.E. – Regulatory Division Director, Public Works

DATE: August 1, 2024

SUBJECT: P24-008 Wilson Grove Parcel A Plat 1
Traffic Generation, Stacking & Circulation Approval

This application and Traffic Report (provided with the Wilson Grove Parcel A Sundance MPUD, P21-148) prepared by O'Rourke Engineering & Planning dated March 14, 2024 has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd. It is to be noted that only the standard single family trip generation rates were reviewed for the MPUD approval.

Parcel A includes 1,180 Single Family Residential units. According to the ITE Trip Generation Manual, 11th edition, this equates to 1,011 PM Peak hour trips using single family trip generation rates. Wilson Groves Parcel A Plat 1 creates the boundaries for a recreation parcel and 34 single family lots. Per the latest Wilson Grove DRI, no further roadway commitments are triggered at this time.

Included in the Parcel A MPUD document, there are certain roadways to be constructed in order to provide the access for the development. These items include the construction of:

1. Stabilized section of Farm Road A to an emergency access ingress/egress located off Range Line Road prior to the first non-model residential building permit in Parcel A.
2. Stabilized section of N/S B from Becker Road going north to the first east-west street within Parcel A as emergency only access.

Public Works recommended a condition of approval to amend the Parcel A MPUD document to replace the Transportation Section of Exhibit 11 as follows:

Relation to Major Transportation Facilities/ Location of Parcel A: The Wilson Groves Parcel A MPUD is located on the north side of Becker Road, east of North/South A, west of North/South B, and south of Paar Drive (a/k/a Hegener Drive). Main access to the property will be along Becker Road. The property entrances shall be located so as to provide access to the property without creating or generating traffic along minor streets in residential areas or districts outside the MPUD.

Prior to the first non-model residential building permit in Parcel A, the contracts will be let for the construction of a stabilized section of Farm Road A to the emergency access ingress/egress located off Range Line Road. This stabilized section of Farm Road A being utilized for emergency ingress/egress to Parcel A shall remain open until such time as the project's secondary entry on North/South A is available for emergency ingress/egress. More specifically, this emergency access is intended to serve as a secondary access point for emergency vehicles servicing occupied homes. Emergency access may be secured by a gate, provided an emergency lock box is installed. No residents shall occupy units prior to completion and until the opening of this temporary stabilized section of Farm Road A.

Per the NFPA Standard for Fire Protection Infrastructure for Land Development, Wilson Groves is providing two full access points and one emergency-only access, as shown on the conceptual plan in Exhibit 16A, to facilitate use during the event of an emergency. The second, paved, resident full access roadway connecting to N/S A and continuing south to Becker Road shall be submitted to the City for review with the plat that includes the 600th dwelling unit of the Parcel A MPUD. The contracts shall be let for the second full access point prior to the issuance of the 600th residential building permit. The EMS access shown on Exhibit 16A will be provided with the development of the phase in which the access is located and shall be available upon removal of the other emergency accesses along N/S A or Farm Road A. EMS access shall be gated and locked at all times except when required for use by the St. Lucie County Fire District (SLCFD) or other emergency services personnel. SLCFD shall have the right to open this gated access through means of digital key, Knox Lock, or other similar devices as SLCFD deems appropriate. N/S B is only required to be stabilized up to the EMS-only access point to provide EMS personnel with the ability to utilize the EMS access.