



CITY OF PORT ST. LUCIE

Office of the City Manager

***JESUS MEREJO
CITY MANAGER***

July 25, 2023

Alexander Akel, President
Akel Homes
7111 Fairway Drive, Suite 210
Palm Beach Gardens, FL 33418

Sent via email: alex@akelhomes.com

Dear Mr. Akel:

In response to your email dated July 24, 2023, staff has performed a cursory review of the Wilson Groves Road triggers and associated letter from O'Rourke Engineering & Planning dated July 21, 2023.

The City appreciates ACR Acquisition's willingness to shift to Dwelling Units as triggers for construction of the first two lanes of the required roadway network. It is also beneficial that the proposal provides the City with a date certain for the roadway design and review to begin in advance of the construction to ensure construction commences at the required roadway trigger. However, the proposal does require further analysis by the City's third-party traffic consultant to determine if the proposed triggers adequately address staff's concerns about the overloading of Becker Road and to make sure the proposed triggers will not delay the construction of additional City roadways to provide connectivity and access to development in **Wilson** Groves. Based on staff's cursory review, it appears that all roadway triggers are pushed out beyond the Dwelling Unit triggers listed in the DO and could further delay the establishment of the grid network.

As to the proposal to eliminate E/W 4 (Hegener Drive/Par Drive), the proposal is not consistent with the direction of the City Council and therefore, staff cannot support this proposal. The relevant segments of Par Drive area required roadway improvements in the Wilson Groves DRI, the Riverland Kennedy DRI, and the Southern Grove DRI, and Par Drive was included in the original WATS study.

Additionally, all the roadways in the City's southwest annexation area have been included in the TPO's long range transportation plans for St. Lucie County since the DRIs were approved in

2006, and local, county, and regional transportation decision making has been premised on this basic network. Furthermore, the justification report for the elimination of E/W 4 as a required road right-of-way does not take into account the relocation of 566 acres of mixed-use to the south side of Becker Road. Moreover, the capacity section of the justification report, with its focus on daily trips, is incomplete because the TPO determines level of service based on peak hour service capacity, and the City follows the TPO methodology.

We appreciate ACR Acquisition's willingness to work with staff to address these concerns. Without further review and discussion, staff cannot support the June 24, 2023, proposal at this time.

Sincerely,



Jesus A. Merejo
City Manager