

# **GL'S INTERVENOR PRESENTATION**

June 26, 2023 City Council Meeting  
Re: Agenda Item 10.b Ordinance 23-43

Large Scale Comprehensive Plan Amendment P21-128  
DRI Development Order Amendment P21-127

- During the February 2023 Workshop, the Council provided policy direction to get the 2-lane road network timely completed.
- ACR's Applications do not provide any assurances the 2-lane network is timely completed. By shifting the Mixed-Use elements to the south side of Becker Rd, ACR's own traffic engineer estimated an additional 9,781 daily trips will occur on Becker Rd. With no assurances the adjoining 2-lane network is built, there is little to no distribution of those trips and Becker Rd will take the brunt of the traffic.
- If the Council does not take action *NOW* to make substantive policy language changes to its Comprehensive Plan and require corresponding conditions be added to the existing approved Wilson Groves DRI Development Order, then the 2-lane network will most likely not get built.
- The City is wholly within its legal right to take necessary legislative actions *NOW* in response to the pending ACR Application.
- Monitoring will not ensure the 2-lane network will get built.
- **Staff's proposed "Alternative Motion" to approve DOES NOT ensure the entire 2-lane network will be built.**

## Proposed Solution to Add to Staff's Alternative Motion

### Additional Proposed Text to Policy 1.2.11.5(g)

**g. Construct the initial 2-lane road improvements set forth in the development order within the Wilson Groves NCD District. Consistent with Policies 1.2.4.1 through 1.2.4.3, and to ensure adequate transportation facilities are provided within the Southwest Annexation Area, in connection with each proposed Master Planned Unit Development (MPUD) within the Wilson Groves NCD District that includes residential uses, which residential uses account for a majority of the MPUD acreage, the City shall require the identification and construction of the full road links from intersection to intersection for the initial 2-lane road improvements required in the Wilson Groves development order that are surrounding, within, and closest to the MPUD boundaries regardless of whether they are immediately adjacent to such boundaries. Pursuant to this Policy, the MPUD Regulation Book shall set forth the timing conditions for such construction of the initial 2-lane road improvements. If the timing conditions set forth in the MPUD Regulation Book conflict with any timing conditions or triggers for construction of such road improvements in the development order for the Wilson Groves NCD District, the timing conditions set forth in the MPUD Regulation Book shall control.**

## Alternative Proposed Solution That Also Binds GL

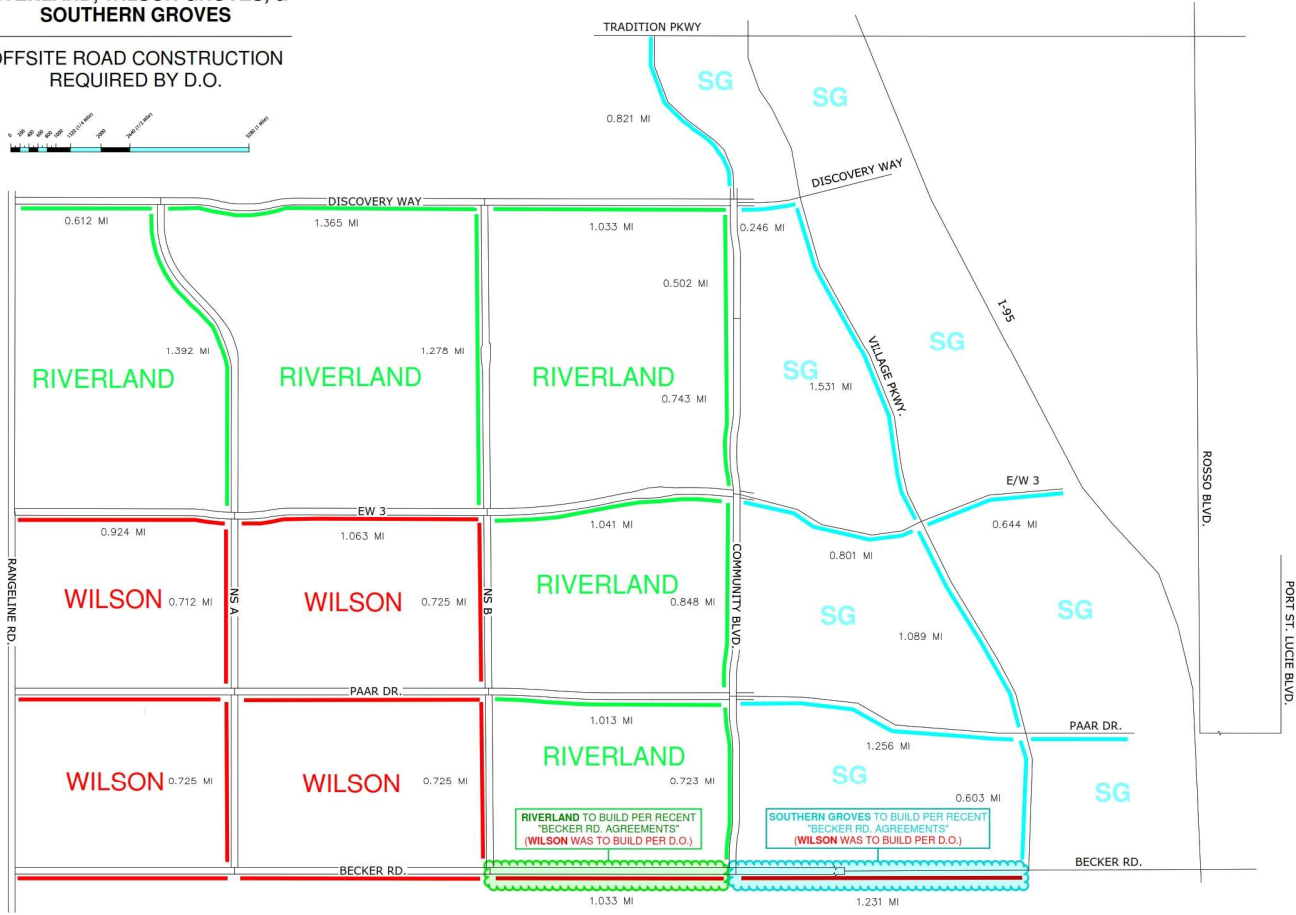
### Proposed Text to Policy 1.2.4.4 or 1.2.6.5 that will apply to both Wilson Groves and Riverland/Kennedy DRI Properties

Consistent with Policies 1.2.4.1 through 1.2.4.3, Policies 1.2.10.1 through 1.2.10.5, and Policies 1.2.11.1 through 1.2.11.5, and to ensure adequate transportation facilities are provided within the Southwest Annexation Area, the City shall require in each applicable Master Planned Unit Development (MPUD) approval within the Wilson Groves NCD District and Riverland/Kennedy NCD District the construction of the initial 2-lane road improvements set forth in the development orders for Riverland/Kennedy and Wilson Groves. In connection with each proposed MPUD within the Wilson Groves NCD District and Riverland/Kennedy NCD District that includes residential uses, which residential uses account for a majority of the MPUD acreage, the City shall require the identification and construction of the full road links from intersection to intersection for the initial 2-lane road improvements required in the respective development orders that are surrounding, within, and closest to the MPUD boundaries regardless of whether they are immediately adjacent to such boundaries. Pursuant to this Policy, the MPUD Regulation Book shall set forth the timing conditions for such construction of the initial 2-lane road improvements. If the timing conditions set forth in the MPUD Regulation Book conflict with any timing conditions or triggers for construction of such road improvements in the development orders for the Riverland/Kennedy NCD District and the Wilson Groves NCD District, the timing conditions set forth in the MPUD Regulation Book shall control.

# DEVELOPER ROADWAY OBLIGATIONS

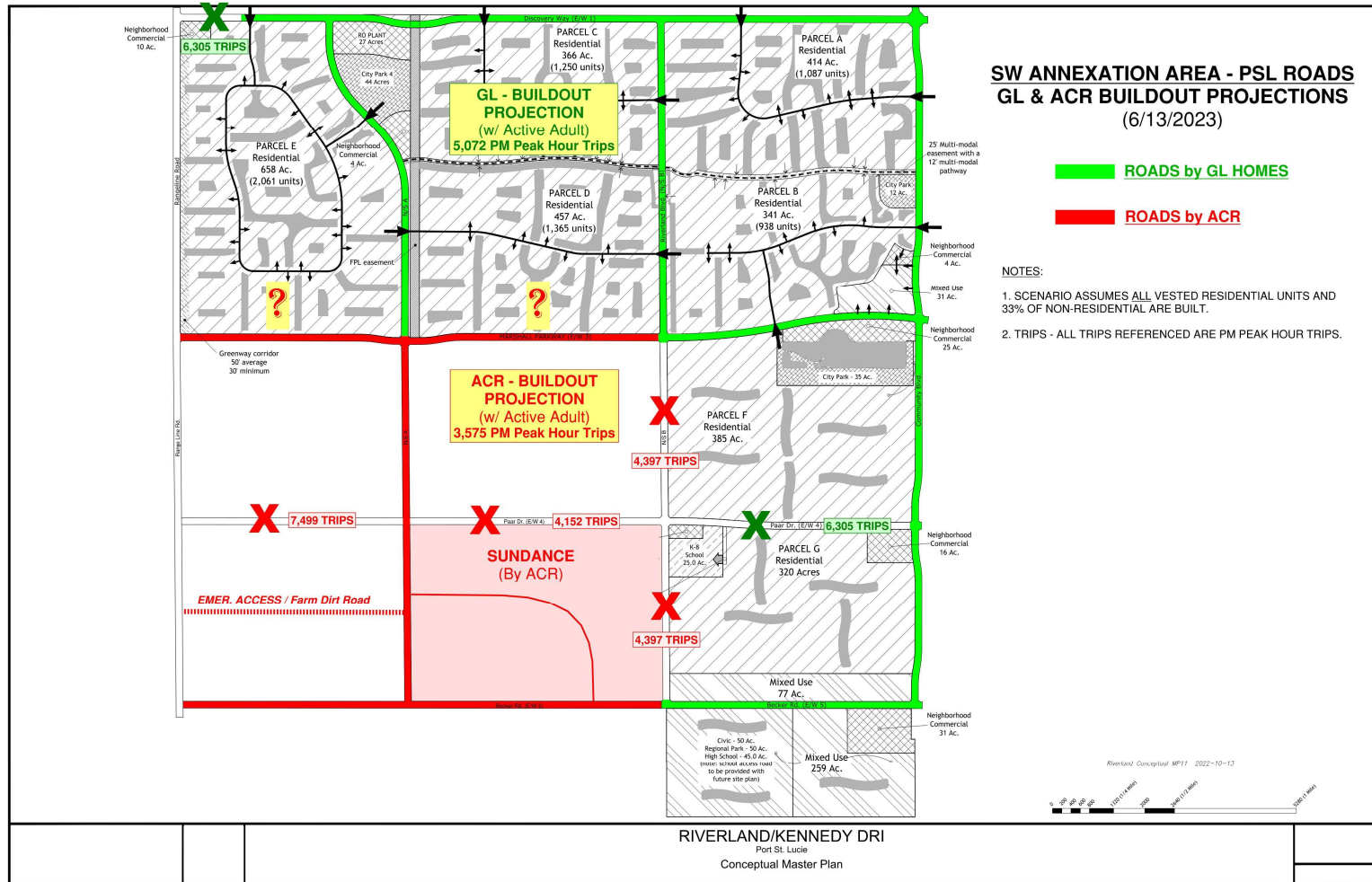
## RIVERLAND, WILSON GROVES, & SOUTHERN GROVES

OFFSITE ROAD CONSTRUCTION REQUIRED BY D.O.



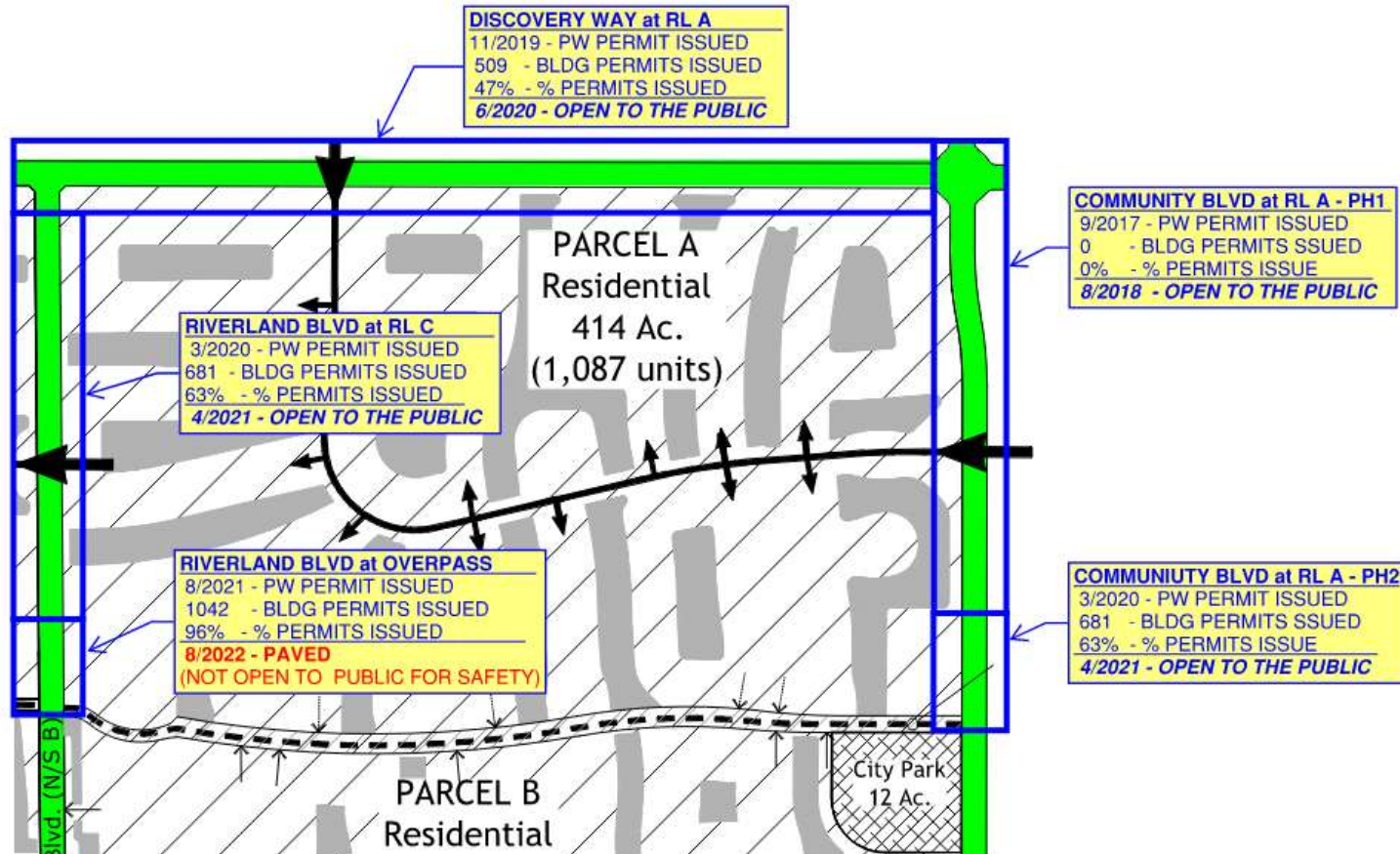
FOR REPRESENTATION PURPOSES ONLY  
NOT TO SCALE

# BUILDOUT PROJECTIONS FOR WILSON GROVES AND RIVERLAND/KENNEDY DRI



# Leading by Example

PARCEL A – VALENCIA CAY (GL PROJECT #1) – 1,087 UNITS  
TIMING OF CONSTRUCTION FOR ALL ADJACENT 2-LANE ROAD OBLIGATIONS

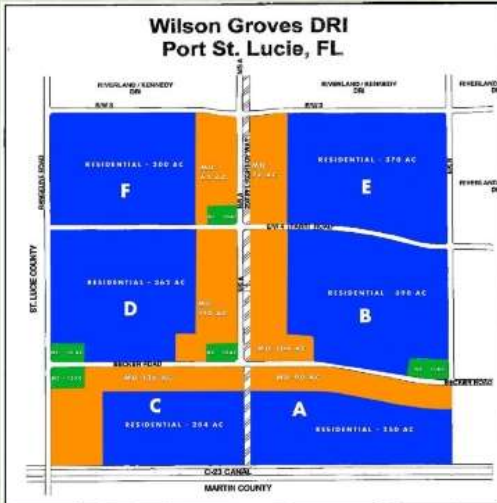


# ACR's Proposed Changes to Figure 1-6 In the City's Comprehensive Plan

Existing Figure 1-6

Proposed Figure 1-6

Approvals | Map H – Existing



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

Mixed Use  
New Urbanism

Approvals | Map H



Courtesy Google Earth



Courtesy Google Earth

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

Wilson Groves  
Port St Lucie, FL

Source: Applicant's Presentation to Planning & Zoning Board at June 6, 2023 Meeting



# ACR's Proposed Changes For Sub Urbanism Site Design

Site | Context Location



Cotleur & Hearing

SW Discovery Way

Range Line Rd

PROJECT SITE

Becker Road

Wilson Groves  
Port St Lucie, FL

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

Source: Applicant's Presentation to Planning & Zoning Board at June 6, 2023 Meeting