

Cotleur & Hearing

Wilson Groves

Comprehensive Plan Text Amendment

Figure 1-6

City Of Port St. Lucie: #P21-128

August 7th, 2023 (meeting cont'd from 6-26-23)

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



Becker Road

C-23 Canal

Wilson Groves
Port St Lucie, FL

SW Discovery Way

Planning and Design Goals:

1. Lifestyle Excellence
2. Create a unique Community
3. Mobility Plan focused
4. Safety (Community Access Controls)
5. Fostering Community / Livability
6. Green / Clean Energy / Sustainability
7. Regional Network of Transportation
8. City and NCD Partners

PROJECT SITE

Becker Road

Wilson Groves
Port St Lucie, FL

- Step 1 – Comprehensive Plan Amendment (Fig 1-6)
 - NCD Land Use updated consistent with Map H.
- Step 2 – Map H Amendment
 - Reconfigure Land Uses for Market Conditions (This application)
- Step 3 – MPUD Rezoning
 - Each Parcel/ Pod must be rezoned to MPUD
- Step 4- Conceptual Development Plan
- Step 5 – Site Plan
- Step 6- Subdivision Plat

FIGURE 1-6



PROPOSED LAND USES

RESIDENTIAL	1876 AC
(INCLUDES ROW ACREAGE)	96 AC
(INCLUDES PFL ACREAGE)	30 AC
NEIGHBORHOOD/VILLAGE COMMERCIAL	57 AC
MIXED-USE	566 AC
(INCLUDES PFL ACREAGE)	15 AC
TOTAL AREA	2,499 AC

*PROPOSED ACREAGES OF SUBDISTRICTS HAVE BEEN ROUNDED TO THE NEAREST +/- 1 ACRE.

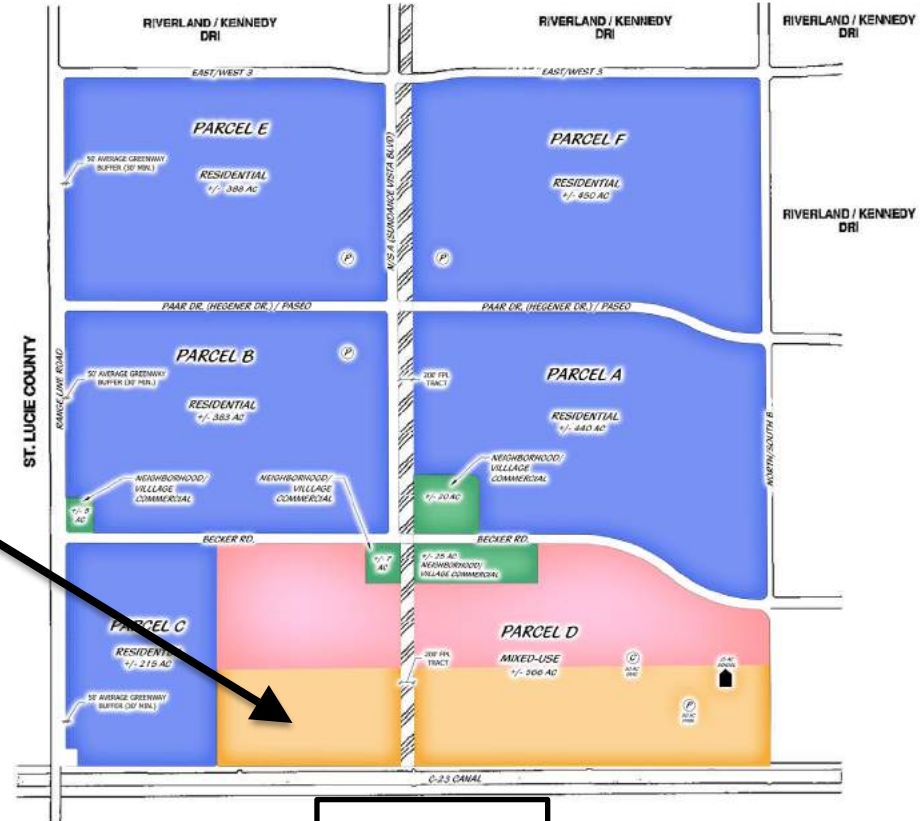
ENTITLEMENTS

- LIGHT INDUSTRIAL	= 1,361,125 SF
- RESIDENTIAL	= 7,700 UNITS
- RETAIL / COMMERCIAL	= 263,000 SF
- OFFICE / COMMERCIAL	= 1,283,276 SF
- INSTITUTIONAL CIVIC	= 362,072 SF

LEGEND

- RESIDENTIAL
INCLUDING NEIGHBORHOODS OF HOUSING, WHICH NEIGHBORHOOD MAY ALSO CONTAIN SCHOOLS, PARKS, PLACES OF WORSHIP AND CIVIC FACILITIES ESSENTIAL TO THE DAILY LIFE OF THE RESIDENTS
- MIXED USE
INCLUDING COMMERCIAL AND OFFICE USES, HOSPITAL AND MEDICAL USES, RESTAURANTS, THEATERS, HOTELS, INSTITUTIONAL USES, PUBLIC FACILITIES (INCLUDING UTILITIES), LIGHT INDUSTRIAL, WAREHOUSE/DISTRIBUTION, RESIDENTIAL AND OTHER SIMILAR SERVICES
- NEIGHBORHOOD / VILLAGE COMMERCIAL
INCLUDING COMMERCIAL AND OFFICE USES, PERSONAL AND HOUSEHOLD SERVICE ESTABLISHMENTS, INSTITUTIONAL USES, PUBLIC FACILITIES, PARKS, PLAYGROUNDS, AND OTHER SIMILAR SERVICES
- FFL RIGHT OF WAY

BECKER RD - MIXED USE



LEGEND

RESIDENTIAL = 1876 AC INCLUDING NEIGHBORHOODS OF HOUSING, WHICH NEIGHBORHOOD MAY ALSO CONTAIN SCHOOLS, PARKS, PLACES OF WORSHIP AND CIVIC FACILITIES ESSENTIAL TO THE DAILY LIFE OF THE RESIDENTS	MIXED USE = 290 AC INCLUDING COMMERCIAL AND OFFICE USES, HOSPITAL AND MEDICAL USES, RESTAURANTS, THEATERS, HOTELS, INSTITUTIONAL USES, PUBLIC FACILITIES (INCLUDING UTILITIES), LIGHT INDUSTRIAL, WAREHOUSE/DISTRIBUTION, RESIDENTIAL AND OTHER SIMILAR SERVICES
NEIGHBORHOOD / VILLAGE COMMERCIAL = 57 AC INCLUDING COMMERCIAL AND OFFICE USES, PERSONAL AND HOUSEHOLD SERVICE ESTABLISHMENTS, INSTITUTIONAL USES, PUBLIC FACILITIES, PARKS, PLAYGROUNDS, AND OTHER SIMILAR SERVICES	MIXED USE = 276 AC APPROVED MIXED USE ALONG BECKER RD
FPL RIGHT OF WAY	

PROPOSED LAND USES

RESIDENTIAL *(INCLUDES ROW ACREAGE)	1876 AC 96 AC 30 AC
NEIGHBORHOOD / VILLAGE COMMERCIAL	57 AC
MIXED-USE *(INCLUDES FPL ACREAGE)	366 AC 15 AC
TOTAL AREA	2,499 AC

*PROPOSED ACREAGES OF SUBDISTRICTS HAVE BEEN ROUNDED TO THE NEAREST +/- 1 ACRE.

+290 acres

NO NET CHANGE/ NO NET IMPACT



Courtesy Google Earth



Courtesy Google Earth

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

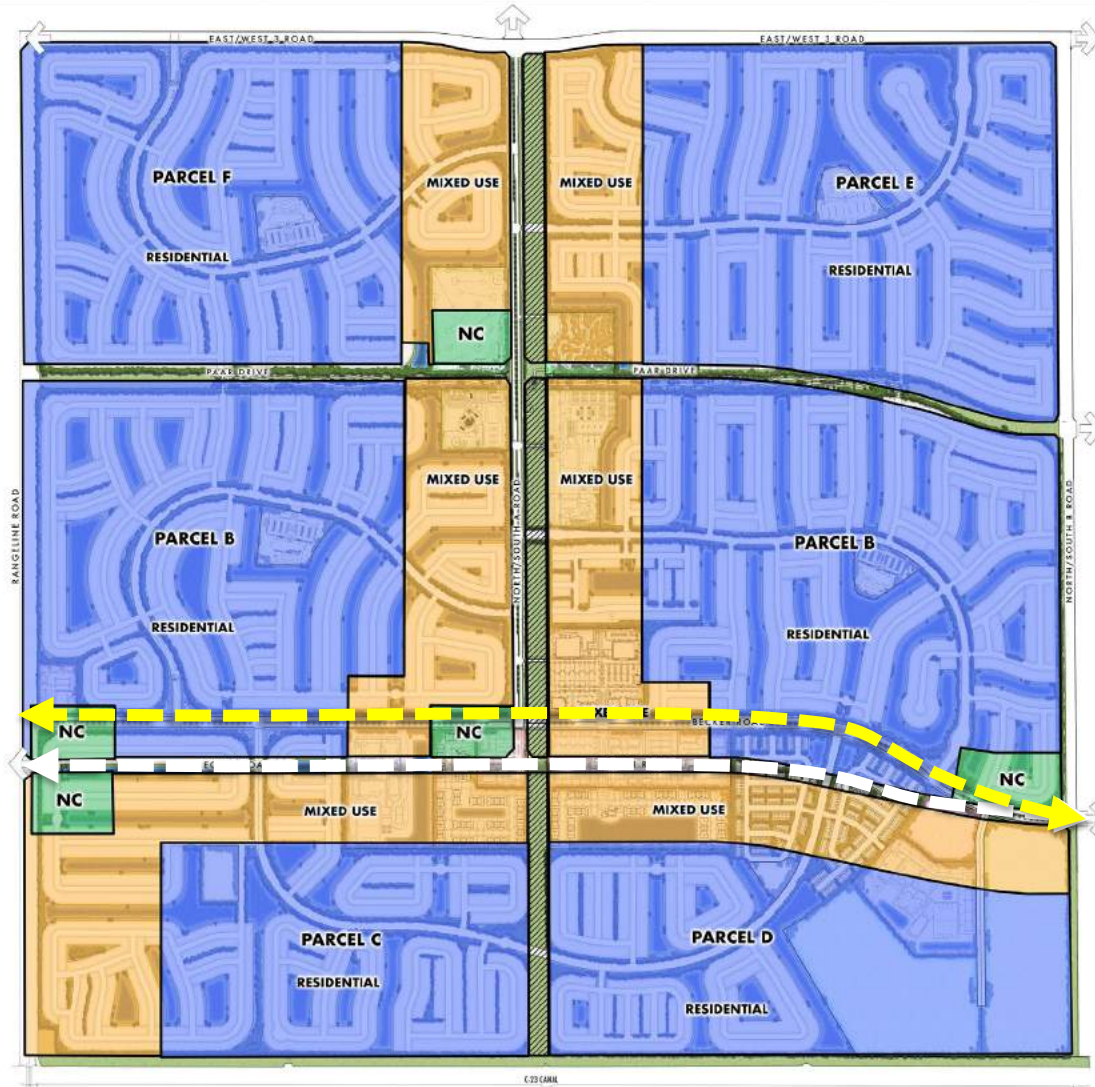
WILSON GROVES *Saint Lucie, Florida*



MASTER PLAN



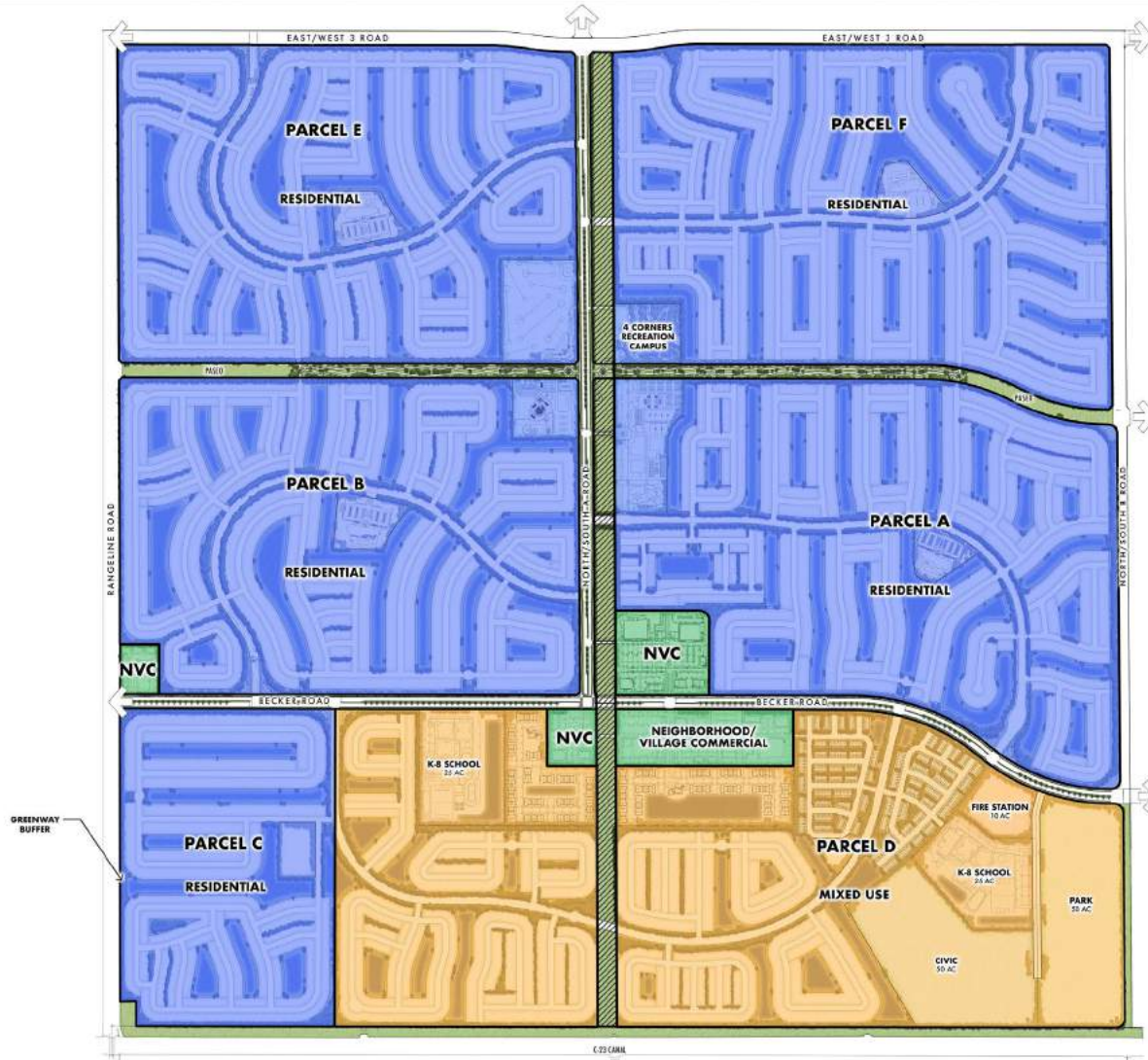
WILSON GROVES *Saint Lucie, Florida*



MASTER PLAN



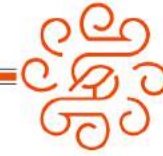
WILSON GROVES *Saint Lucie, Florida*



MASTER PLAN



BECKER ROAD

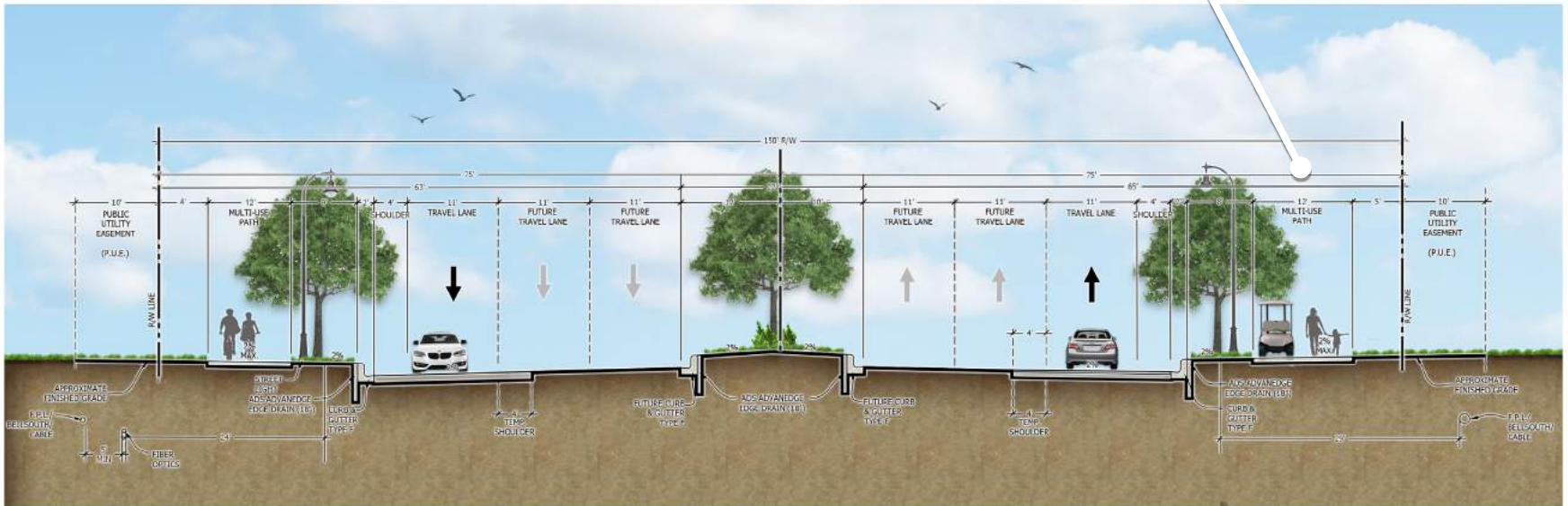


SUNDANCE

PORT ST. LUCIE, FLORIDA

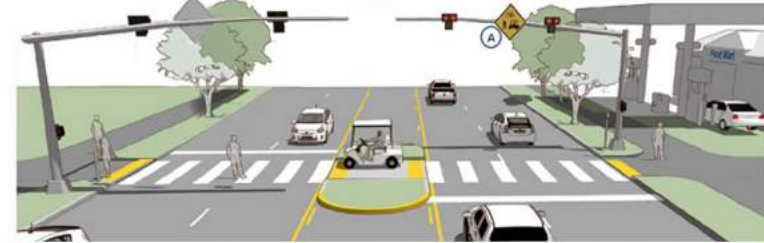
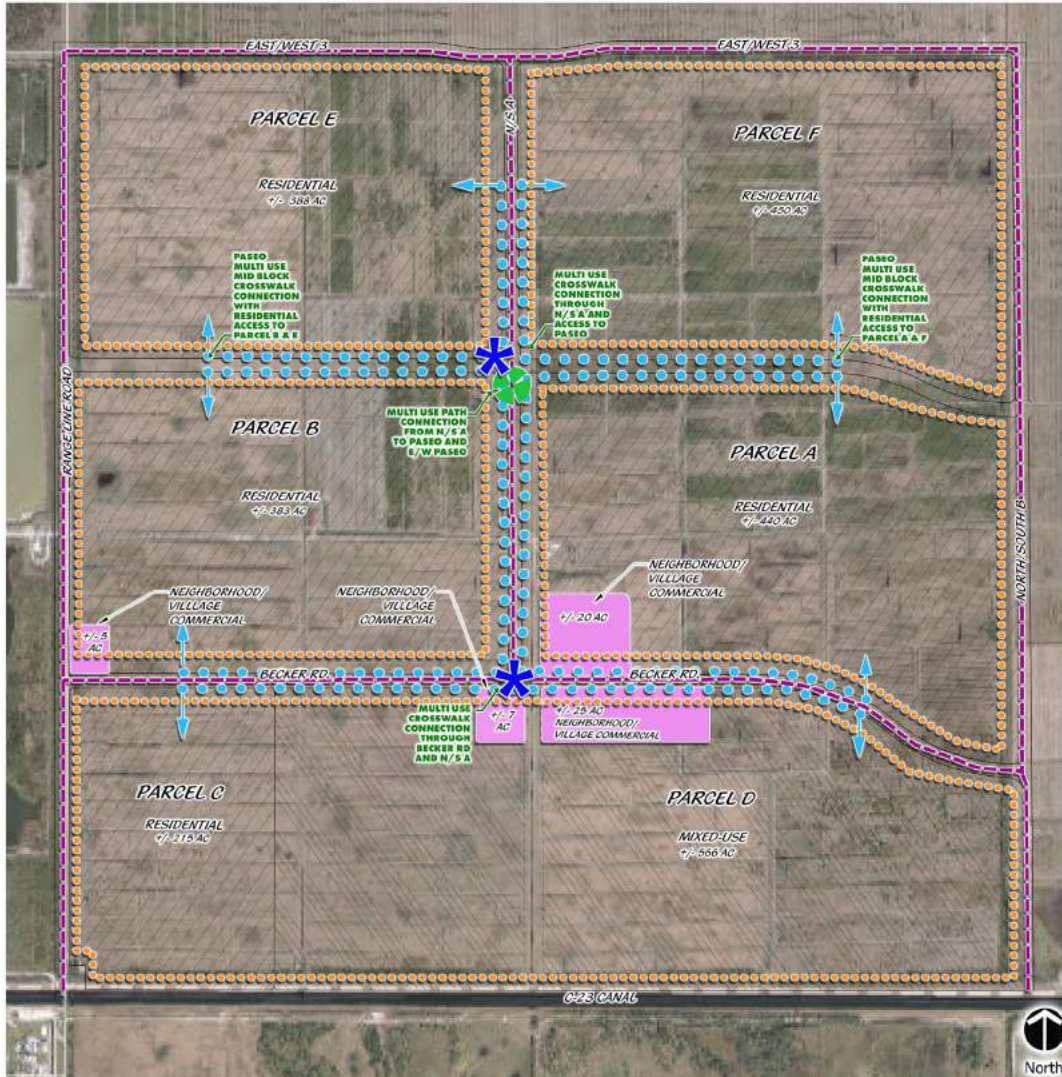
Shared-Use path increased from 10' to 12' for LSV

BECKER ROAD 150' ROW TYPICAL ROADWAY CROSS SECTION



Wilson Grove emphasized the importance of a Complete Street

CIRCULATION EXHIBIT

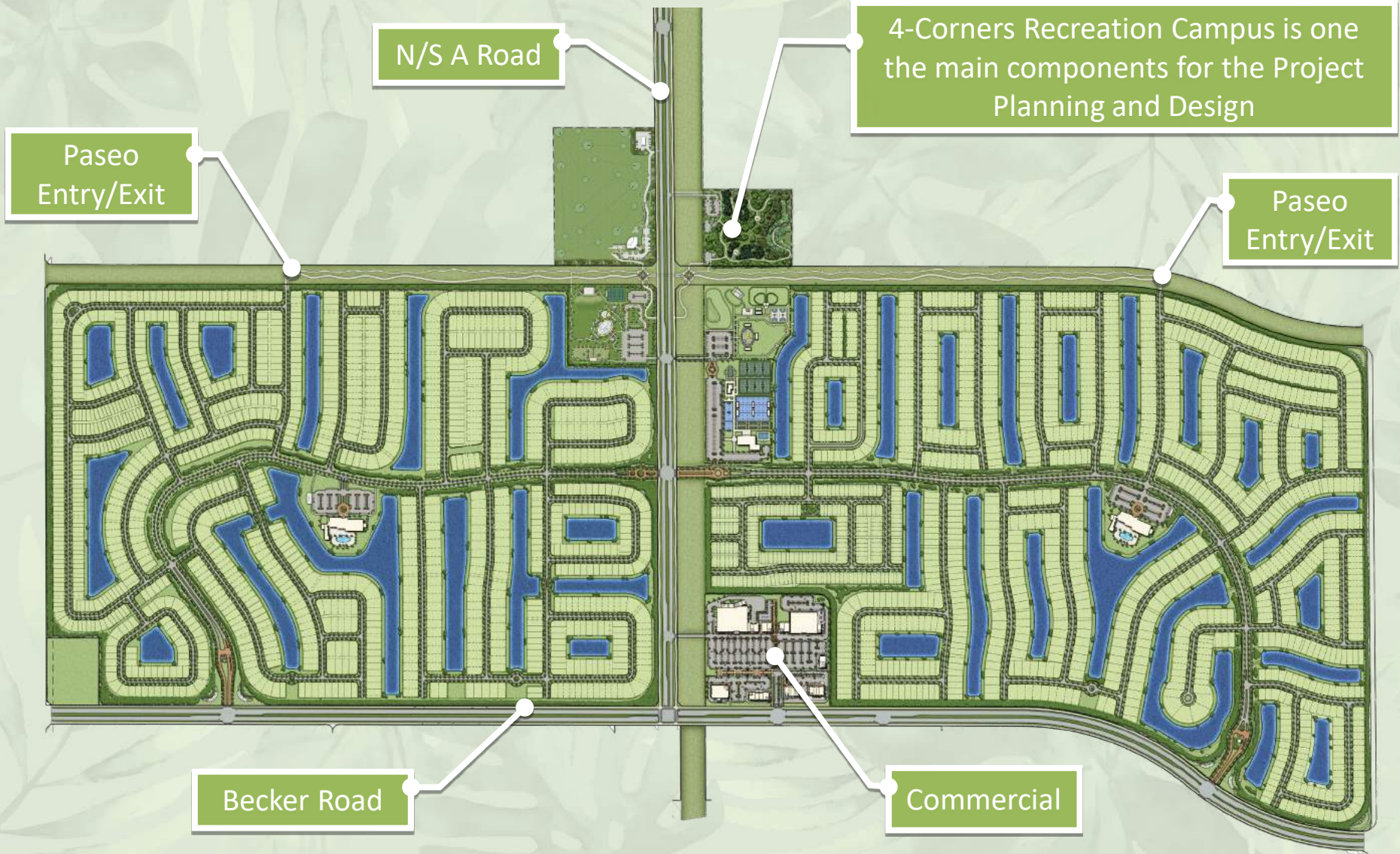


LEGEND

- VEHICULAR TRAFFIC
 - PARCEL ACCESS
 - GOLF CART CIRCULATION
 - PEDESTRIAN CIRCULATION
 - POTENTIAL GOLF CART & PEDESTRIAN TUNNEL CROSSING
 - POTENTIAL GOLF CART & PEDESTRIAN CROSSWALK
- *THIS IS AN ARTIST'S ILLUSTRATION OF THE GENERALIZED CONCEPT WHICH IS ONE OF MANY ALTERNATIVE SOLUTIONS THAT SHARE A COMMON UNDERLYING DESIGN BASIS. THE PLANS FOR CONSTRUCTION MAY VARY AS THE NATURAL EVOLUTION OF THE SPECIFIC SOLUTIONS ARE DEVELOPED. THE PROPERTY OWNER AND/OR DEVELOPERS RESERVE ALL RIGHTS TO MAKE SUCH ADJUSTMENTS AS NECESSARY TO ACCOMPLISH THESE FUNCTIONAL DESIGN ACCOMMODATIONS.
- PSLUSD# 11-681-00**
PSL# 21-127

FIGURE 2

Circulation | Low Speed Vehicle Internal Network



PASEO



150' PASEO TYPICAL SITE PLAN

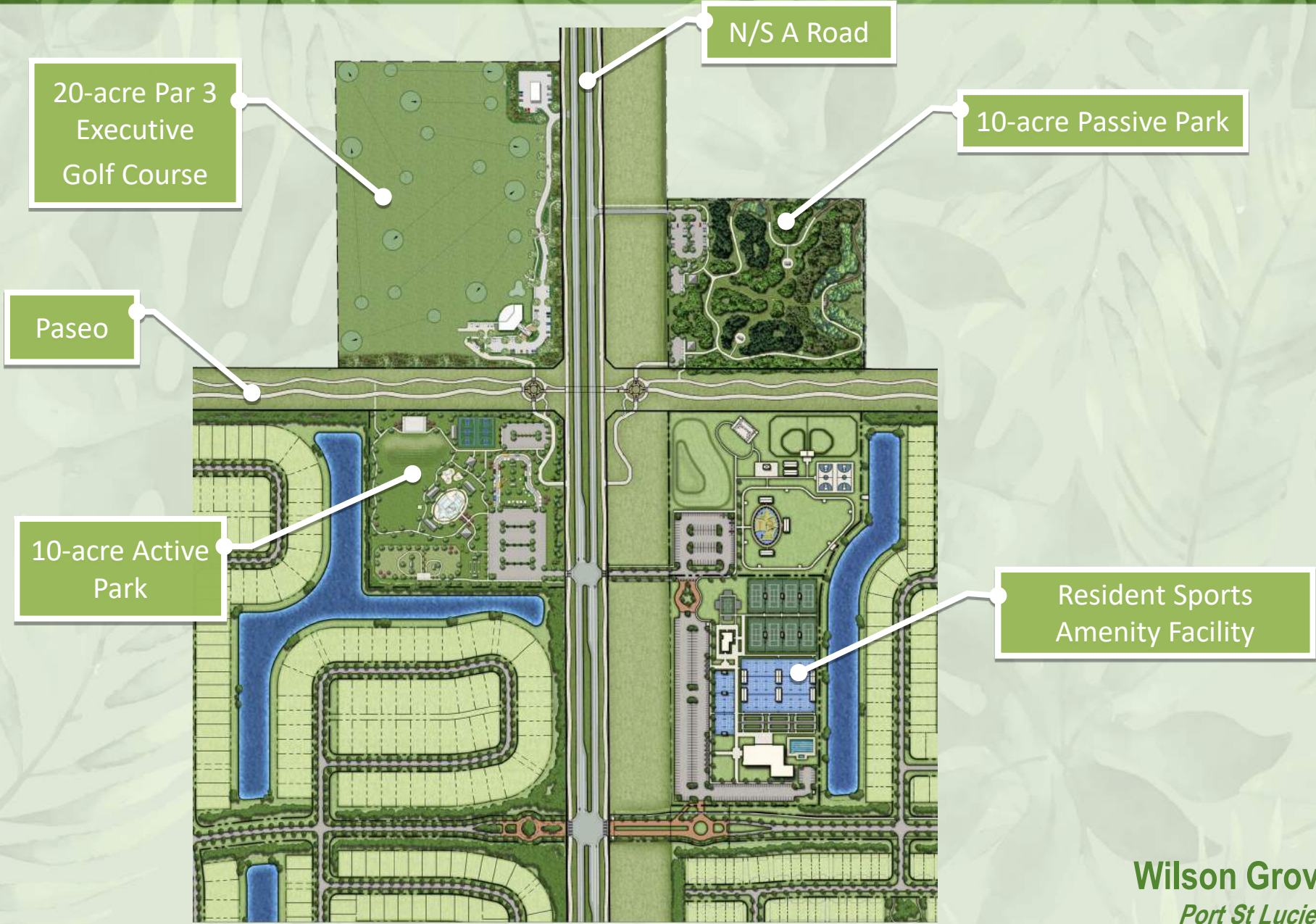
PASEO



150' PASEO TYPICAL SECTION B



4 Corners | Masterplan Recreation and Park Facilities



Wilson Groves
Port St Lucie, FL

20 ACRE GOLF COURSE



SUNDANCE
PORT ST. LUCIE, FLORIDA



Paseo
Access

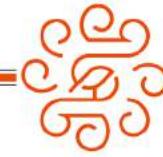
Public
Access

20 AC GOLF COURSE
PARCEL E



North

10 ACRE NATURE PARK



SUNDANCE

PORT ST. LUCIE, FLORIDA

Public Access

Walking, Bird Watching



PLANT COMMUNITY LEGEND

-  PINE FLATWOODS
-  MESIC HAMMOCK
-  CYPRESS SWAMP/WETLAND
-  HYDRIC HAMMOCK

Paseo Access

10 AC NATURE PARK
PARCEL F



10 ACRE PARK



SUNDANCE
PORT ST. LUCIE, FLORIDA



Open Play

10 AC PARK
PARCEL B





Land Use | Neighborhood Village Commercial

LSV Access

N/S A Road



Becker Road



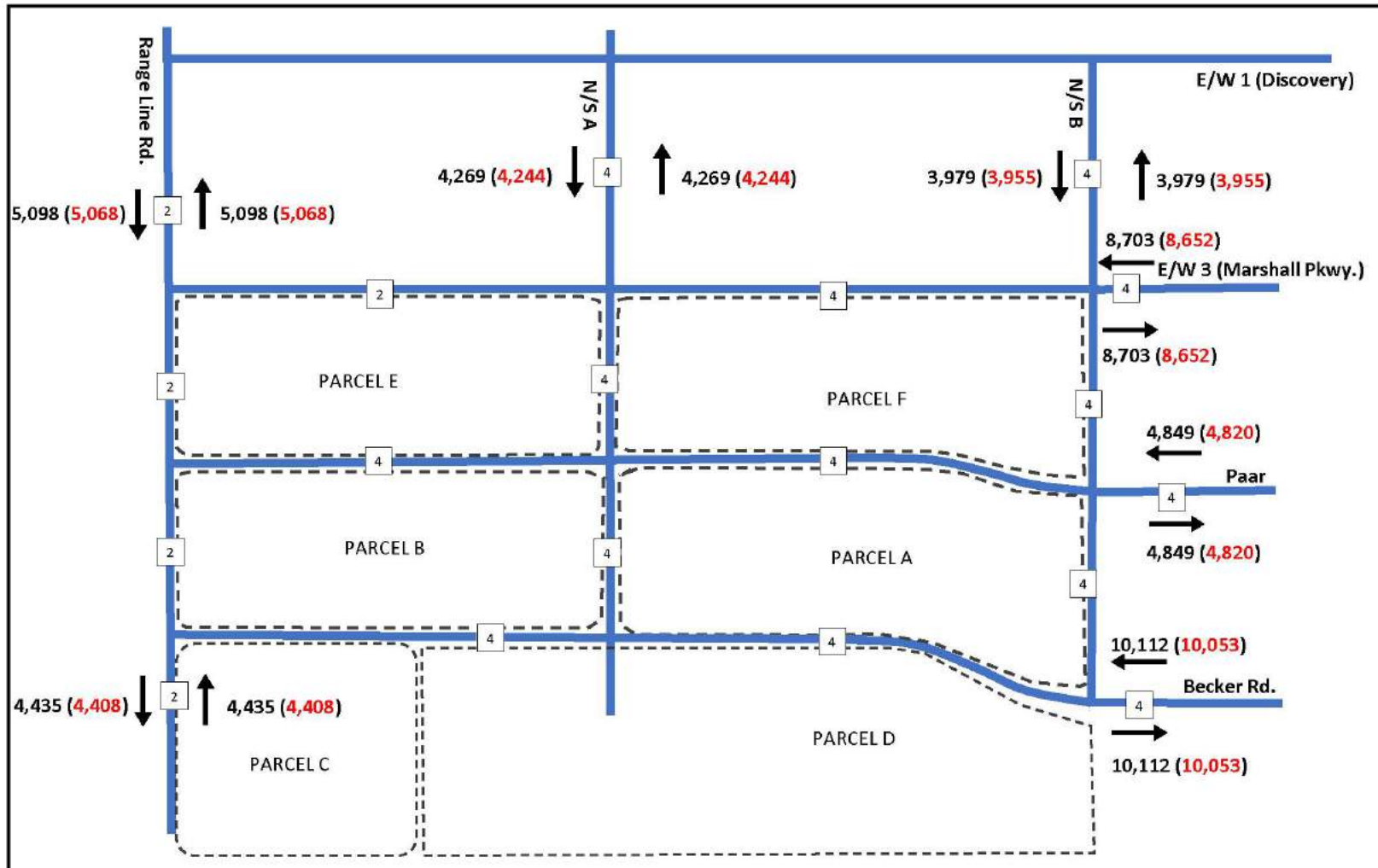


- ❑ O'Rourke Engineering & Planning Traffic Submittal Related to the Proposed Fig. 1-6/ Map H – November 11, 2022
- ❑ Additional updates and responses – January 11, 2023 (Added link analysis & ITE 11th Edition), March 9, 2023 (Added parcel by parcel analysis), and final April 18, 2023 (Added phasing)
- ❑ Supplemental pages submitted May 9, 2023

City/Marlin Review

- Public Works comments on 11.11.22 report
- February 27, 2023-(4th review) requested phasing & identified confusion on daily traffic volumes
- March 29, 2023-(5th review) resolved most comments but required phasing
- May 10, 2023-(6th review) summarized prior comments, our response did not produce additional analyses.
- June 14, 2023-Addressed GL's comments, supported their prior reviews

Marlin Prepared a DRI Analysis – ALL AADT link analysis, No Distribution and Assignment provided

Conclusion: No links shown over capacity. Becker Road could support more traffic without advancing the components of the two-lane network.

22 SE Seminole Street
Stuart, FL 34994

Job Number: SR20111.0 Date: 7.31.2023

Legend

X = Number of Lanes

XX (XX) = Approved Daily Trips (Proposed Daily Trips)

Wilson Groves
External Impact
Wilson Groves

- Until additional roads are constructed, the totality of the trips in Wilson Groves will be placed on Becker Road, overburdening the roadway resulting in an accelerated need to widen the roadway within the Wilson Grove DRI and to the east of N/S B.
- The Public Works Department and the City's 3rd Party Traffic Consultant has determined from the analysis that widening of Becker Road is likely to be required prior to the Wilson Grove DRI triggers. The City's 3rd Party Traffic Consultant review further suggested Becker Road would probably have to be widened to 6 lanes both within the Wilson Grove DRI and east of N/S "B".
- At this time there are no developers obligated to construct the entirety of lane 5 & 6 of Becker Roadway so the cost of the improvement would fall on the City.

False - There is no analysis to support this claim. To the contrary, even without using the industry standard for age-restricted housing, peak hour volumes remain below capacity and external trips remain the same or lower as a result of requested change.

No analyses support this claim. Traffic from relocation remains below 4 lane capacity and external trips are the same or lower.

Irrelevant unless nexus between impacts of application and condition requested -which is not the case.

Additional Data Submittals and Analysis of Traffic Impacts after PZB Hearing

- Simmons and White recommended requiring additional roadway improvements to build the two-lane roadway network to alleviate level of service concerns on Becker Road. Simmons and White are of the opinion that adding additional roadway improvement and connectivity will resolve the overburdening of Becker Road, while Marlin Engineering is of the opinion that adding additional roadway connectivity will alleviate some but not all of the overburdening of Becker Road because commercial traffic will always opt for the most direct route to the highway interchange.
 - No analyses identify overburdening of Becker Road as a result of this application.
 - Capacity of Becker is 2100 vehicles per hour, between N/S A and N/S B
 - 1173 EB 1434 WB After reorganization of land use
 - 777 EB 950 WB Before reorganization of land use
 - N/S B to Community
 - 1297 EB 1585 WB After reorganization of land use
 - 1313 EB 1604 WB Before reorganization of land use (WATS 3.0)

Summary Analysis of Traffic Impacts

- The Public Works Department review, the City's 3rd Party Traffic Consultant review, and the Simmons and White review of the applicant's traffic study reached similar conclusions about the impacts to Becker Road from the proposed land use amendment.
- No data to suggest that "conclusions" relate to request at hand. Unrefuted traffic studies indicates that new Map H/Figure 1-6 will have same or less external impacts than existing Map h/Figure 1-6
- Concerns about roadways as currently planned in vested DRI do not justify denial of Map H/Figure 1-6
- The Public Works Department review, the City's 3rd Party Traffic Consultant review, the Southwest Annexation Area Traffic Study, and the Simmons and White review of the applicant's traffic study all identified the benefit to the city from the completion of the roadway network, and that the completion of the roadway network would help mitigate the potential overburdening of Becker Road to some degree.

All detailed analyses conclude Becker Road will have sufficient capacity.

Trip Generation Single Family vs Age Restricted

PHASE 1 TRIP GENERATION OF 2,200 UNITS AS SINGLE-FAMILY VS AGE RESTRICTED

	DAILY		PM PEAK HOUR	
	<u>W/in WG</u>	<u>Leave WG</u>	<u>W/in WG</u>	<u>Leave WG</u>
<p><u>2200 Single Family DU</u></p> <ul style="list-style-type: none"> • Avg. 9.43 Daily Trips • Avg. 0.94 PM Peak Hour Trips 	22,702	19,940	2,236	1,965
<p><u>2200 Age Restricted</u></p> <ul style="list-style-type: none"> • 4.31 Daily Trips • 0.30 Peak Hour Trips 	14,782	12,984	1,247	1,096
<ul style="list-style-type: none"> • Greatest impact on Becker Rd. 	10,714		904	
<ul style="list-style-type: none"> • Capacity of 2L Becker Rd. (5% over base) 	17,325		1,680 (Two-way)	

Staff Recommendations | Condition 1 (P21-128)

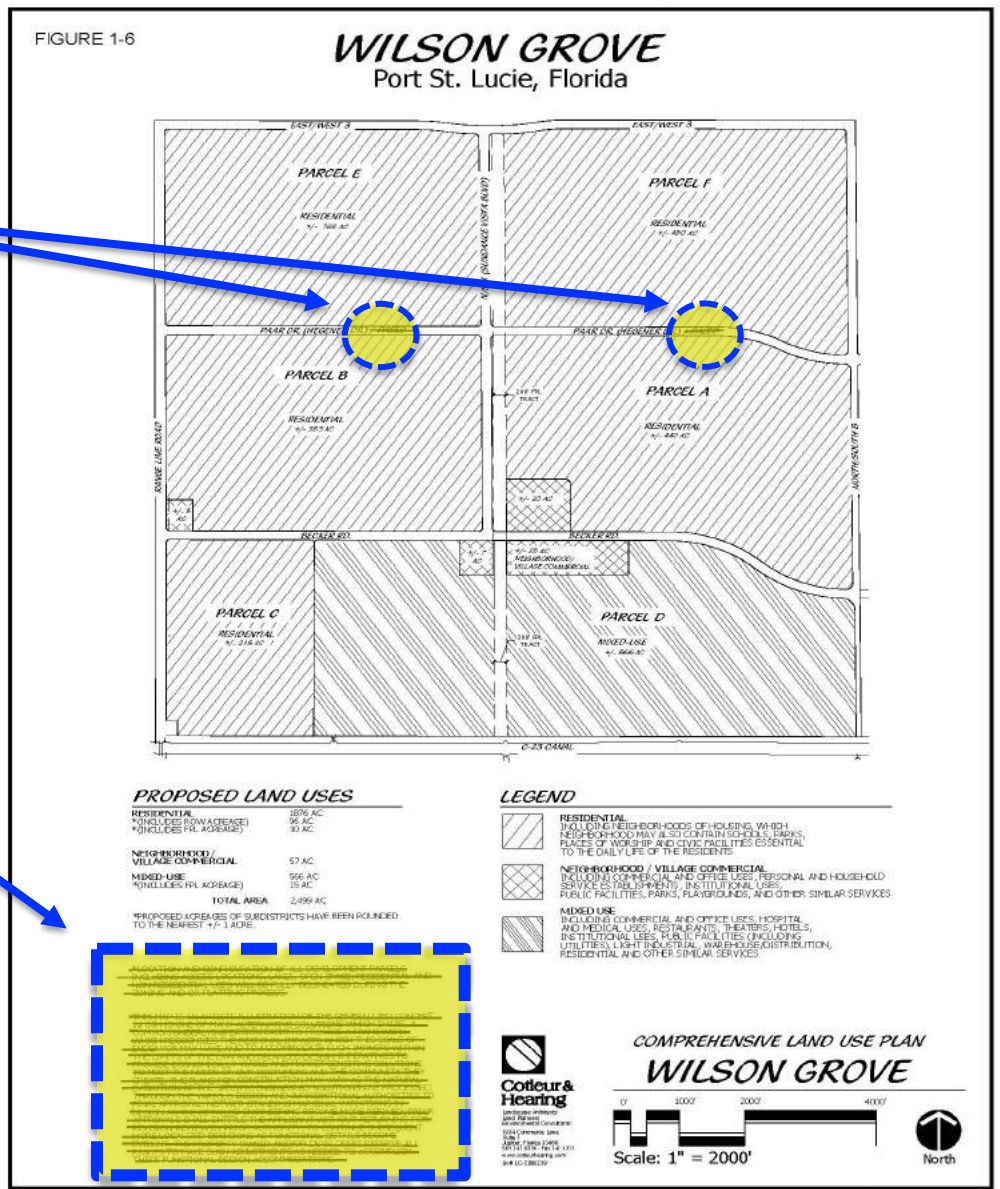


1. *The adoption of Revised Exhibit "B" depicting staff recommended changes.*

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~~

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.

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.

We request transmittal to
DEO as proposed without
conditions

Thank you