

ADDITIONAL INFORMATION

Carol Heintz

From: Daniel Holbrook
Sent: Friday, April 06, 2012 9:34 AM
To: Carol Heintz; Sally Walsh
Cc: Anne Cox; 'Wes McCurry'
Subject: Item 11 A, CC 4.9.12, Southern Grove DRI - Revised DO
Attachments: 20120329172549172.pdf; FW: Southern Grove Revised DO

COUNCIL ITEM 11A
DATE 4/9/12

The applicant for the subject item has requested that Exhibit "F" to Exhibit "1" be replaced with the attached file. Please replace the exhibit accordingly.

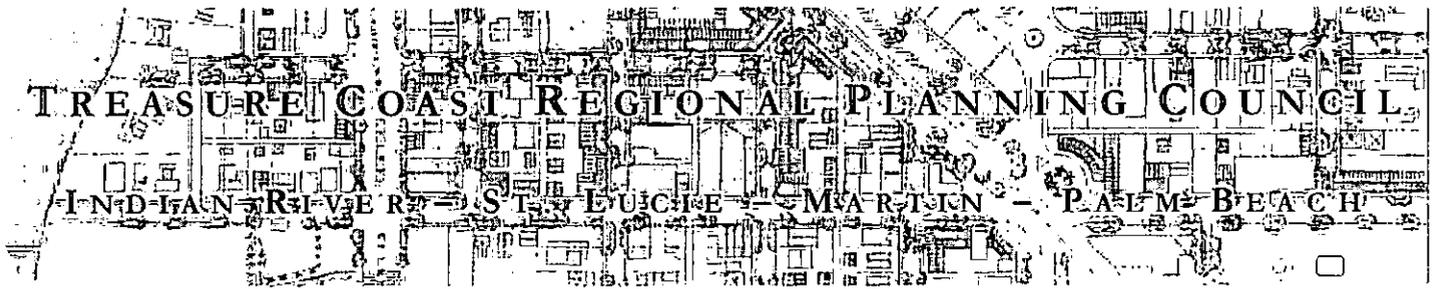
Thank you,

Daniel Holbrook, AICP
Director of Planning and Zoning
City of Port St. Lucie, FL
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984

(772) 871-5213
dholbrook@cityofpsl.com

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ADDITIONAL INFORMATION



COUNCIL ITEM 11A
DATE 4/9/12

April 6, 2012

Mr. Greg J. Oravec, City Manager
City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie, FL 34984

Subject: Southern Grove Development of Regional Impact Substantial Deviation

Dear Mr. ^{Greg}Oravec:

On December 15, 2011 Council transmitted the report and recommendations adopted by Treasure Coast Regional Planning Council (TCRPC) on December 9, 2011 for Southern Grove Development of Regional Impact (DRI) Substantial Deviation. Also, attached to the report was a summary of key comments by Council members related to the Southern Grove DRI Substantial Deviation.

It has come to my attention that you received a letter dated February 22, 2012 from Wesley S. McCurry with Fishkind & Associates, Inc. that stated: "The TCRPC's decision not to include FDOT's requested monitoring condition indicates that FDOT's requested monitoring condition is not required in order to ensure that Southern Grove's transportation impacts are fully mitigated." I would like to clarify, the only reason Council did not include the monitoring condition requested by FDOT is because Council did not receive a final agency report from FDOT requesting this condition be included in the draft development order. At the time, Council was not aware this was still an outstanding issue.

In a letter dated March 21, 2012 from Gustavo Schmidt with FDOT to Anne Cox with the City, FDOT has reaffirmed its request of the City to consider monitoring recommendations for I-95 and the interchanges within the Southern Grove DRI study area. Council staff fully supports FDOT's recommendation that a condition be included in the development order requiring the applicant to immediately begin monitoring the transportation conditions at each interchange and the corresponding sections of I-95 within the study area.

"Regionalism One Neighborhood At A Time"- Est.1976

421 SW Camden Avenue - Stuart, Florida 34994
Phone (772) 221-4060 - Fax (772) 221-4067 - www.tcrpc.org

Mr. Greg J. Oravec, City Manager
April 6, 2012
Page Two

Council looks forward to receipt of the adopted development order as provided for by Section 380.06, Florida Statutes. In turn, the City of Port St. Lucie will be notified of Council's recommendation upon its review of the development order.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael J. Busha', with a long horizontal flourish extending to the right.

Michael J. Busha, AICP
Executive Director

MJB:lg

Attachments

cc: James Stansbury, Florida Department of Economic Opportunity
Daniel Holbrook, City of Port St. Lucie
Mark Satterlee, St. Lucie County
Nicki van Vonno, Martin County
Gustavo Schmidt, Florida Department of Transportation
Maria Tejera, MTP Group
Wesley McCurry, Applicant

Carol Heintz

From: Shelby Potter [Shelbyp@fishkind.com]
Sent: Friday, April 06, 2012 10:21 AM
To: Wes McCurry
Cc: Mike Busha; Mayor Faiella; Greg Oravec; Daniel Holbrook
Subject: RE: Southern Grove Development Order

Good Morning All,

This email is to confirm receipt of the below referenced invoice and W-9 for the Treasure Coast Regional Planning Council, on behalf of Tradition Development Company/PSL Acquisitions. The information has been sent to the proper person for vendor set-up in our A/P system, and a check will be mailed out as soon as possible. Please be assured that the payment is in process. If anyone has any questions or concerns, don't hesitate to contact me.

Regards,

Shelby Potter
District Accountant - A/P Director
Fishkind & Associates, Inc.
12051 Corporate Blvd
Orlando, FL 32817
Tel: 407-382-3256
Fax: 407-382-3254
E-mail: shelbyp@fishkind.com
WebSite: www.fishkind.com

From: Wes McCurry [<mailto:wmccurry@traditionfl.com>]
Sent: Friday, April 06, 2012 10:05 AM
To: Shelby Potter
Cc: Mike Busha; JoAnn Faiella ; Greg Oravec; Daniel Holbrook
Subject: FW: Southern Grove Development Order

Shelby,

Please confirm receipt of the W-9 and processing of payment for the Regional Planning Council invoice referenced below. Thanks.

From: Wes McCurry
Sent: Thursday, April 05, 2012 5:24 PM
To: 'Mike Busha'; JoAnn Faiella
Cc: Greg Oravec; Daniel Holbrook
Subject: RE: Southern Grove Development Order

Mr. Busha:

Please be advised that subsequent to our conversation this afternoon, we have contacted the home office to expedite payment of the invoiced amount. Unfortunately, the payment will not be received prior to April 9th as the home office

has to set up a new vendor account for which they need a copy of your W-9 as this will be the first payment made to the TCRPC since the change in ownership. I believe our office has contacted yours this afternoon for a copy of such. Upon setting up the account, we will not experience these delays for future payments to the TCRPC, which we anticipate the next will accompany an NOPC for the Western Grove DRI, which should be filed within the month. I do sincerely apologize for the delay and can assure you that the payment is in process and should be received within one week.

From: Mike Busha [<mailto:mbusha@tcrpc.org>]
Sent: Thursday, April 05, 2012 5:12 PM
To: JoAnn Faiella
Cc: Greg Oravec; Daniel Holbrook; Wes McCurry
Subject: Southern Grove Development Order

Dear Mayor Faiella,

Forgive me for bothering you on your vacation but I understand that on Monday, April 9, 2012, the City Council will be considering the amended Southern Grove development order. On February 27, 2012, I copied you on a letter to Mr. Wes McCurry regarding their overdue invoices to the Council in the total of \$27,518.70. I recently spoke to Wes about this who assured me that their debt to the Council was being processed and would be paid. At the same time, once the City acts on their amended DO any immediate leverage the Council has to collect these overdue invoices will disappear and the bad debt must be absorbed by the taxpayers. Anything you and the City Council could do prior to taking any final action on the DO to assist the Council in collecting these overdue invoices from Southern Grove would be greatly appreciated.

My any time telephone number is 772.323.7551. Please do not hesitate to call.

Thank you.

Michael J. Busha, AICP
Executive Director
Treasure Coast Regional Planning Council
mbusha@tcrpc.org
772.221.4060

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Carol Heintz

From: Mike Busha [mbusha@tcrpc.org]
Sent: Friday, April 06, 2012 1:10 PM
To: Greg Oravec
Cc: Daniel Holbrook; Anne Cox; satterleem@stlucieco.org; nikkiv@martin.fl.us; gus.schmidt@dot.state.fl.us; mtejera@mtpgroup.net; wmccurry@traditionfl.com; james.stansbury@deo.myflorida.com; pmerritt@tcrpc.org; lgulick@tcrpc.org
Subject: Southern Grove Development of Regional Impact Substantial Deviation - Letter dated April 6, 2012
Attachments: Southern Grove DRI Sub Dev.pdf

Please see the attached letter on the Southern Grove DRI Substantial Deviation. If you have any questions please call.

Sincerely,

Michael J. Busha, AICP
Executive Director
Treasure Coast Regional Planning Council
mbusha@tcrpc.org
772.221.4060

Carol Heintz

From: Daniel Holbrook
Sent: Friday, April 06, 2012 2:45 PM
To: Carol Heintz
Cc: Anne Cox; Roxanne Chesser; Pam Booker; Greg Oravec; 'Wes McCurry'
Subject: FW: Southern Grove Draft DO - monitoring condition

For the record, additional correspondence for the City Council's meeting of 4/9/12, item 11 (A).

From: Schmidt, Gus [<mailto:Gus.Schmidt@dot.state.fl.us>]
Sent: Friday, April 06, 2012 2:17 PM
To: Daniel Holbrook
Cc: Stansbury, James; Magee, Robert; mbusha@tcrpc.org; Braun, Steve
Subject: Southern Grove Draft DO - monitoring condition

We have concerns with Condition 30 as it currently reads. We would proposed it to be revised as follows below. We appreciate your consideration of our request.

“Monitoring of the operational level of service conditions at the Tradition Parkway/Gatlin Boulevard at I-95 interchange and the Becker Road at I-95 interchange shall begin at the commencement of the development. Planning-level operational analysis shall be included as a part of the Biennial Status Report. Should the planning-level operational analysis suggests that the interchange is reaching the adopted level-of-service threshold, a more detailed operational analysis shall be completed.”

The reasons behind our request are outlined below.

Currently Condition 30 reads: *“Monitoring of the operational level of service conditions at the Tradition Parkway/Gatlin Boulevard and I-95 interchange and at the Becker Road and I-95 interchange, shall commence at such time as the development exceeds 17,061 external P.M. peak hour trips.”* (page 18 of the DO)

We have concerns, especially with how the threshold was developed; and its magnitude. As a point of reference, Conditions 20 through 23 (relating to road improvements for the access, internal, and external – west of I-95) notes *“no building permits shall be issued for the development that generates more than the total net external p.m. peak hours trip threshold or after December 31 of the year identified in Table (below), whichever comes last...”*

Phase 1	2012	2,000 net external P.M. trips
Phase 2	2018	3,979 net external P.M. trips
Phase 3	2023	9,948 net external P.M. trips
Phase 4	2028	14,718 net external P.M. trips

At the earliest, in 2028, those roadway improvements would be completed by the developer, or someone else. Then 2,342 (17,061-14,718) net new PM trips later, they will start monitoring the interchanges. This is really not appropriate. In many instances, the last phase of a project never really occurs, with the 14,718 trip threshold in this case never being reached.

Gustavo Schmidt, P.E.

District Planning and Environmental Engineer
FDOT - District 4
office (954) 777-4629 cell (954) 290-0312
gus.schmidt@dot.state.fl.us

From: Stansbury, James [<mailto:James.Stansbury@deo.myflorida.com>]
Sent: Friday, April 06, 2012 9:02 AM
To: Schmidt, Gus
Cc: Magee, Robert
Subject: FW: Southern Grove info

This the latest draft development order from the City of Port St. Lucie. They were aware that you had concerns and support FDOT. They feel that the concerns regarding monitoring are addressed in Condition 30 of the draft development order. The City has scheduled the development order for adoption on Monday April 9, 2012. In order to provide the City timely feedback I encourage you to speak with them directly or email them directly. I have been coordinating with Dan Holbrook with the City. Thank you.

James

From: Regalado, Laura
Sent: Thursday, April 05, 2012 4:23 PM
To: Stansbury, James
Subject: Southern Grove info

Laura Regalado, Planning Analyst
Department of Economic Opportunity
Bureau of Community Planning
Caldwell Building
107 East Madison Street, MSC 160
laura.regalado@deo.myflorida.com
(850) 717-8508
Fax: (850) 717-5822

From: Daniel Holbrook [DHolbrook@cityofpsl.com]
Sent: Thursday, April 05, 2012 4:19 PM
To: Regalado, Laura
Cc: Anne Cox
Subject: RE: My email address

As requested...

From: Regalado, Laura [<mailto:Laura.Regalado@deo.myflorida.com>]
Sent: Thursday, April 05, 2012 3:20 PM
To: Daniel Holbrook
Subject: My email address

Laura Regalado, Planning Analyst
Department of Economic Opportunity

Bureau of Community Planning
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107 East Madison Street, MSC 160
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