

MEMORANDUM

TO: Daniel Robinson, Planning & Zoning

FROM: Diana Spriggs, P.E. – Assistant Director, Public Works

DATE: November 12, 2025

SUBJECT: P24-134 - Decorative Concrete Specialists @ South Florida
Traffic Generation, Stacking & Circulation Approval

This application and conceptual site plan prepared by Art of Engineering dated May 19, 2025 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.

An ESAL (Equivalent Single Axle Load) was provided to analyze the additional load being put on City roads from the concrete trucks proposed as part of this Special Exception Use. The additional loading on city roads will cause faster deterioration of the roadway if the roadways being utilized are not built to a high enough structural capacity to handle the concrete truck weight. Per this analysis, it was agreed that the applicant would need to provide 1" of additional asphalt from the project's southern driveway north to Commerce Centre Drive along Commerce Lakes Drive. The City's legal department and the property owner have put together a Cost Responsibility Agreement (attached). Based on the cost estimate from the City's contractor contract pricing and this agreement, the developer has agreed to provide the City a payment of \$40,082.31 upon approval of the SEU and prior to Public Works construction permits being issued. The City will coordinate the additional work and the timing of the asphalt with the roadway work already planned in the area of Commerce Centre Drive very soon.