

MEMORANDUM

Date: December 18, 2023 Project #: 29311.005
To: Diana Spriggs, P.E.
Regulatory Division Director
City of Port St. Lucie Public Works Dept.
121 SW Port St. Lucie Blvd, Building B
Port St. Lucie, FL 34984

From: Kok Wan Mah, P.E.
Project: Lulfs Groves FLU TIA
Subject: Traffic Analysis Technical Review

A Traffic Impact Analysis was conducted to support the Future Land Use Amendment for the proposed Lulfs Groves (Astoria) project. The site is approximately 464.5 acres located north of C-24 Canal and west of Glades Cut-off Road in Port St. Lucie, Florida. Parcel IDs for the property were not provided.

The petition requests to change the Future Land Use designation from CS (Service Commercial), LI (Light Industrial), and ROI (Residential, Office, Industrial) to RL (Low Density Residential), RM (Medium Density Residential), CG (General Commercial), CS (Service Commercial), I (Institutional), and OSC (Open Space Conservation). Under the current FLU, the property is permitted to have a maximum of:

- 500 multi-family dwelling units
- 2,400,000 sf of industrial
- 200,000 sf of office
- 200,000 sf institutional use
- 200,000 sf of retail

Under the proposed FLU, the Applicant is proposing a development program that would be capped at:

- 1,350 single family residential units
- 200,000 sf of retail
- 150,000 sf of office
- 50,000 sf of institutional
- 12-acre park/open space

The above represents a reduction in residential density compared to the previous traffic analysis reviewed.

Kittel & Associates, Inc. (KAI) has reviewed the Traffic Analysis prepared by O'Rourke Engineering & Planning that is dated November 29, 2023.

The revised traffic analysis for Lulfs Groves includes a revised development program with a reduction in residential units compared to the previous version that was reviewed dated August 2023. As a result, the net trip generation shows a reduction in impact for daily, AM peak-hour, and PM peak-hour trip generation when compared to the maximum allowable uses and intensities under the current future land use. The trip generation for both programs were verified during the review. Since the trip generation shows a net decrease compared to the current FLU, the proposed FLU maximum development program is consistent with the Comprehensive Plan and no further analysis is needed.

The Applicant will be required to submit a more detailed traffic impact analysis as part of the site plan approval process. During that time, impacts will be identified using the specific development program, access, distribution, and include both roadway segments and intersections.

We appreciate the opportunity to provide these comments to the City of Port St. Lucie. If you have any questions or concerns, please contact me at kmah@kittelsohn.com or 407.373.1127.