



City of Port St. Lucie
PUBLIC WORKS DEPARTMENT
Accredited Agency - American Public Works Association



MEMORANDUM

TO: Holly Price, Planning & Zoning

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

DATE: April 13, 2022

SUBJECT: P22-045 Verano South Golf Club Clubhouse & Cart Barn
Traffic Generation, Stacking & Circulation Approval

This application and Traffic Statement prepared by Cotleur & Hearing dated March 10, 2022 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.

This site plan has been reviewed in accordance with the latest Verano DRI and found to be consistent with the approved conditions. As of November 2021, the estimated PM Peak hour trips generated by the Verano Development was at 2,019. The DRI commitment for the extension of Crosstown Parkway to North-South A is triggered at 5,023 PM Peak Trips however the construction plans are already under review. North-South A construction is triggered by the first residential certificate of occupancy west of the North-South A roadway. The construction plans for the first portion of North-South A are also already under review.