



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



MEMORANDUM

TO: Daniel Robinson - Planner III, Planning & Zoning

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

DATE: January 11, 2023

SUBJECT: P22-173 Verano South POD D, Plat 5 Final
Traffic Generation Approval

This application has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the Verano DRI, the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.

No additional roadway commitments within the DRI are currently triggered.

The estimated PM Peak Trip count for the Verano development is over 3,000 as of July 2022. According to the DRI, the 2 lane extension of Crosstown Parkway to North-South A is required at 5,023 PM Peak hour trips. Plans are already under design for this extension though. Also, the 2 lane roadway of North-South A from Crosstown north to the southern most residential access is required prior to the first Certificate of Occupancy being issued on the west side of North-South A.

The total proposed dwelling units for the entire Verano DRI is now 7,046 dwelling units resulting in a potential of 8,230 PM Peak hour trips at buildout.