



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



MEMORANDUM

TO: Stephen Mayer - Planner III, Planning & Zoning

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

FROM: John Kwasnicki - Project Coordinator, Public Works

DATE: February 17, 2022

SUBJECT: P21-240 Western Grove 6A - Seville
Traffic Generation, Stacking & Circulation Approval

This application and Traffic Report prepared by MacKenzie Engineering & Planning, Inc. dated June 23, 2021 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.

As stated in the Traffic Impact Analysis, this phase includes 187 single family dwelling units that amounts to 185 PM Peak Hour trips per Institute of Transportation Engineers (ITE) Manual, 10th Edition. This phase 6A plat approval is included in the currently approved dwelling units for the Western Grove DRI of approximately 800 dwelling units.

The next roadway obligation within the Western Grove DRI is for the 2 lane extension of Tradition Parkway to North-South A. This is triggered at 756 PM Peak trips or 900 dwelling units, whichever comes later. Regardless, Mattamy is currently constructing this roadway extension already and at 4 lanes instead of 2 lanes.