



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



MEMORANDUM

TO: Daniel Robinson – Planner III/Code Compliance Liaison, Planning & Zoning

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

FROM: Melissa Perry – Project Coordinator, Public Works

DATE: August 18, 2023

SUBJECT: P22-276 – Riverland Parcel D Plat 2
Traffic Generation, Stacking & Circulation Approval

This application and Traffic Report prepared by Simmons & White dated April 22, 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.

When looking at Net External Peak trips, Parcel A gave approval for 309 age restricted PM Peak hour trips. Parcel B gave approval for 949 total (age-restricted housing, multi-family and commercial) PM Peak hour trips. Parcel C gave approval for 345 age restricted PM Peak hour trips. Parcel D is proposed to include 369 age restricted PM Peak hour trips.

This would bring Riverland to a Total of 1,972 Net External PM Peak Hour Trips for all of Riverland so far approved with the additional approval of Parcel D that this Plat is part of. Including all 4 Parcels (A, B, C, & D), Riverland would include a total of 4,637 age restricted single family homes, 130,000sf Commercial, and 261 Multi-family dwelling units for all of the currently approved Riverland.

The next roadway trigger for construction is the extension of Community Blvd south from Marshall Parkway (E/W 3) to Hegener (FKA Paar) Drive. The trigger for this portion of roadway is at 2,000 dwelling units or 2,023 New External PM Peak Hour trips, whichever comes last.

Based on Building permits let by the building department as of 7/31/2023 for the entire Riverland Development, 2,543 dwelling units have been permitted. With the Age Restricted trip counts from the ITE Trip Generation Manual, 10th edition, this equates to 866 PM Peak hour trips currently permitted.

No additional roadway construction is triggered at this time.