



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



MEMORANDUM

TO: Stephen Mayer, Planning & Zoning

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

FROM: Breanna Vasquez, Public Works

DATE: July 20, 2022

SUBJECT: P21-285 Town Place PUD
Traffic Generation, Stacking & Circulation Approval

This application and Traffic Report prepared by MacKenzie Engineering & Planning, Inc. dated August 24, 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.

This PUD allows for a maximum of 264 dwelling units with 78,408 SF of Commercial land use. Per ITE Trip Generation Manual, 10th edition, this would result in 552 PM Peak hour driveway trips. The developer will be proposing a right turn lane along U.S. Highway 1 for their entrance there.

No direct impact is anticipated from this development. Savannah Club Boulevard is a St. Lucie County Roadway and U.S. Highway 1 is a Florida Department of Transportation roadway.