



"A City for All Ages"

# City of Port St. Lucie

## PUBLIC WORKS DEPARTMENT

Accredited Agency - American Public Works Association



### MEMORANDUM

TO: Daniel Robinson – Planner III , Planning & Zoning

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

FROM: Melissa Perry – Project Coordinator, Public Works

DATE: November 15, 2023

SUBJECT: P23-069 Riverland – Riverland Center – Retail/Restaurant  
Traffic Generation, Stacking & Circulation Approval

---

This application and Traffic Report prepared by Simmons & White dated June 29, 2023 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.

The proposed shopping center as currently shown anticipates 652 PM Peak Hour trips according to the ITE Trip Generation Manual, 11th edition. At future buildout with all entitled square footage of the shopping center, the estimation of PM Peak Hour trips is 1,264. All turn lanes necessary for full build out are already constructed or proposed with this site plan.

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 10/19/2023 for the entire Riverland Development, 2,667 dwelling units have been permitted. With the Age Restricted trip counts from the ITE Trip Generation Manual, 10th edition, this equates to 942 PM Peak hour trips currently permitted.

No additional roadway construction is triggered at this time.