



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



MEMORANDUM

TO: Bridget Kean, AICP – Deputy Director, Planning & Zoning

THRU: Colt Schwerdt, P.E. – Interim Public Works Director & City Engineer

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

DATE: November 14, 2023

SUBJECT: P21-127 Wilson Grove – Development of Regional Impact Amendment
P23-201 Wilson Grove – Comprehensive Plan Amendment
Traffic Generation, Stacking & Circulation Approval

This application and Traffic Report prepared by Susan O'Rourke, P.E. dated November 7, 2023 has been reviewed by the Public Works Department and our 3rd party consultant, Kok Wan Mah, P.E. of Kittelson & Associates. 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 at this time.

Upon review of the submitted traffic analysis, the City's 3rd Party Consultant found that proposed changes to Figure 1-6 could be accommodated within the planned roadway network for Wilson Groves at time of buildout and construction of all required transportation improvements. The reassignment of trips with this proposal does not result in any additional capacity deficiencies on the roadway segments internal to the site that are not already addressed in the Development of Regional Impact (DRI) commitments.

The City's 3rd Party Consultant mentioned some concerns for the City to be aware of in their review of the Wilson Grove DRI Traffic Analysis. The first concern is the potential densities of single-family development within Parcel C and D. Based on the acreage and units proposed the density is much higher than a typical single-family development. The second concern is that the applicant is using higher capacities for the City roadways than is currently adopted capacities from FDOT generalized tables. This allows more cars to be contained in the roadway prior to failure. The traffic analysis uses the adopted capacities from the WATS 3.0 study that was originally adopted and therefore not a concern that can be raised based on this submittal.

The City's consultant's first recommendation is that we require an up-to-date traffic study for the area to be done to account for the changes, approvals and improvements that have been entitled and funded in the area upon any future Map H amendment. The second recommendation is that the City should require a Traffic Analysis of the intersections with each future plat submittal/review to verify if any improvements are needed at that time for the intersections. This is a requirement as part of the DRI so we will review those items at the time of those future submittals.