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City of Port St. Lucie

PUBLIC WORKS DEPARTMENT

Accredited Agency - American Public Works Association



MEMORANDUM

TO: Anne Cox – Assistant Director of Planning and Zoning, Planning & Zoning

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

FROM: Melissa Perry – Project Coordinator, Public Works

DATE: September 11, 2023

SUBJECT: P23-026 LTC Ranch POD 6A, Phase 1 – Final Plat
Traffic Generation, Stacking & Circulation Approval

This application and Traffic Report prepared by MacKenzie Engineering & Planning, Inc. dated September 16, 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.

The proposal contains 154 dwelling units that are contained within the previously approved Resolution 22-R16 from 1/24/22 City Council meeting for the preliminary plat. The approval of this application would bring the total number of final plat dwelling units within the LTC Ranch DRI to 620 dwellings.

A traffic signal will be required at Glades Cut Off Road and Arterial 'A' prior to the 582nd Building permit. This is triggered within this Final plat. The construction plans are nearing completion for the signal with the biggest remaining item to be a decision on who the final party will be for ownership and maintenance, City of Port St. Lucie or St. Lucie County. A temporary emergency access for the phase will be provided. This phase 1 portion of POD 6A results in 155 PM Peak hour trips.