

From: Diana Spriggs
To: Patrick Dayan
Cc: Colt Schwerdt; Daniel Zrallack; Daniel McIntyre; Mayte Santamaria; Heath Stocton; David Hays; Grant M. Chambers; Anne Cox; Mary Savage-Dunham
Subject: RE: LTC Ranch and PSL Planning and Zoning Board on 11-01-2022 6:00 PM - on Tuesday, November 1, 2022
Date: Thursday, October 27, 2022 9:50:42 PM
Attachments: [ima0e001.png](#)
[ima0e003.png](#)
[ima0e005.png](#)
[ima0e006.png](#)
[ima0e007.png](#)
[ima0e009.png](#)

Thank you for your input and I have forwarded the comments over to Anne so that hopefully there is still time to get this included in the Board Member's packets. In the conversation that Anne and I had, we discussed the below condition 17.g.5 in the DRI as they currently have 512 PM Peak trips contained within the 2 approved developments. The next development they have submitted for our next Site Plan Review Committee would put them over the 1,030 PM Peak trips that requires the 4 laning of portions of Glades Cut Off Road and Midway Road. I will be discussing with Anne further but I am not sure that we can approve it and if we can, it could not be approved through City Council with another 536 lots proposed.

g.5 Site Plan Approval.

Certain traffic improvements listed in Tables 1 & 2 below have been marked "satisfied". The requirements of this paragraph g.5 shall only apply to those remaining traffic improvements listed in Tables 1 & 2 below, which have not been marked "satisfied".

No site plan approval for development within the DRI West Side shall be issued if cumulative site plan approvals within the DRI West Side include development generating more than 10,000 average daily trips, 660 A.M. peak hour trips or 1,030 P.M. peak hour trips from the DRI West Side beginning one year prior to the construction date until any of the following improvements identified to be required by the monitoring program described above are contained in the first three years of the St. Lucie County or City of Port St. Lucie or Florida Department of Transportation work program or are bonded for construction (the "West Side Traffic Improvements"):

- West Midway Road from Arterial A to I-95 (widen to 4 lanes)
- Glades Cut-Off Road from I-95 to Arterial A (widen to 4 lanes)
- Intersection of West Midway Road and Arterial A
 - Signalization when warranted
 - Add second westbound left turn lane

We did have a meeting with the developer recently as they needed to urgently change their DRI as submitted because they currently don't have the ability to construct any homes as it is written. There was already a DRI amendment submitted for this developer that is on hold just to get this one amendment through first. We plan to pull apart the next amendment and include more detail on every roadway commitment and when it is required as soon as this amendment is complete.

Thank you,

Diana Spriggs, P.E.
Regulatory Division Director
City of Port St. Lucie, Public Works Dept.
121 S.W. Port St. Lucie Blvd, Building B
Port St. Lucie, FL 34984
(772) 871-7644

From: Patrick Dayan <DayanP@stlucieco.org>
Sent: Thursday, October 27, 2022 5:04 PM
To: Diana Spriggs <DSpriggs@cityofpsl.com>
Cc: Colt Schwerdt <CSchwerdt@cityofpsl.com>; Daniel Zrallack <ZrallackD@stlucieco.org>; Daniel McIntyre <MCIND@stlucieco.org>; Mayte Santamaria <santamariam@stlucieco.org>; Heath Stocton <HStocton@cityofpsl.com>; David Hays <haysd@stlucieco.org>; Grant M. Chambers <ChambersG@stlucieco.org>
Subject: FW: LTC Ranch and PSL Planning and Zoning Board on 11-01-2022 6:00 PM - on Tuesday, November 1, 2022
Importance: High

Hi Diana,

I ran into Colt and Heath yesterday and let them know we would be submitting comments for the City's consideration on the LTC Ranch proposed amendment to the DO.

The site has submitted for a portion of the 4,00 total units to date. As we understand it, the requested change would be to allow up to 950 units (8,550+/- trips) to be constructed without tripping the need to construct Arterial A connection to Midway Road. This is concerning for the County due to the following reasons:

Without a connection to the north, all the trips will exit onto Glades Cut Off Road. The currently written DRI requires 4-laning of Glades after 10,000 total average daily trips as generated by the development. The current traffic is 7,700 trips on Glades Cut Off. The road fails concurrency at around 17,000 trips, which is more or less the sum of today's traffic and LTC's added trips – this may sound logical, but if the road is already failing (gridlock) when the threshold is reached, it will take a few years for the construction to take place all the while the road will continue to fail. Additional growth in the area is likely to further accelerate the need.

The previous amendment to the DRI removed the 4-laning of Glades Cut Off Road between I95 and Midway Road. If the road is failing between I95 and Commerce, it is likely that this segment will be at or near capacity as well and will be the County's burden to widen.

To plan for appropriate transportation management, recommend adjusting the threshold for Glades Cut Off widening to 5,000 average daily trips or the equivalent amount of building permits or units if the Midway connection is due to be postponed.

Please enter these comments into the public record.

Respectfully,

Patrick Dayan, PE | Public Works Department Director
Main: 772-462-1485 | Dir: 772-462-2767 | 2300 Virginia Avenue, Fort Pierce 34982
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From: SANDERS, MARVIN E. <marvin.sanders@stlucieschools.org>
Sent: Tuesday, October 25, 2022 2:43 PM
To: Peter Buchwald <BuchwaldP@stlucieco.org>
Cc: Daniel Zrallack <ZrallackD@stlucieco.org>; Patrick Dayan <DayanP@stlucieco.org>
Subject: Agenda for Planning and Zoning Board on 11-01-2022 6:00 PM - on Tuesday, November 1, 2022 at 6:00 PM EDT has been posted

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Fall 2018

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
CASHMERE BLVD	CROSSTOWN PKWY to ST LUCIE WEST BLVD	232	12,500	2018	920	701	C	0.806	691	C	0.794
CASHMERE BLVD	ST LUCIE WEST BLVD to PEACOCK BLVD	231	13,500	2018	920	1,024	F	1.113	917	D	0.997
CARLTON RD	CARLTON RD (S) to OKEECHOBEE RD	641	417	2017	390	36	B	0.164	33	B	0.150
CAMEO BLVD	PORT ST LUCIE BLVD to CALIFORNIA BLVD	638	5,300	2016	750	348	C	0.941	295	C	0.797
CAMEO BLVD	CALIFORNIA BLVD to CROSSTOWN PKWY	639	9,100	2018	790	657	D	0.832	523	D	0.662
CAMPBELL RD	PICOS RD to ORANGE AVE	640	533	2017	540	44	C	0.163	43	C	0.159
CANE SLOUGH RD	US 1 to LENNARD RD	167	9,741	2016	1,710	533	C	0.692	543	C	0.705
CITRUS AVE	7TH ST to US 1	643	1,100	2019	750	152	C	0.411	152	C	0.411
CITRUS AVE	US 1 to 2ND ST	940160	6,200	2017	790	376	C	0.964	342	C	0.877
CITRUS AVE	2ND ST to INDIAN RIVER DR	644	4,216	2016	540	257	C	0.952	259	C	0.959
COMMUNITY BLVD	WESTCLIFFE LN to TRADITION PKWY	647	4,933	2017	1,470	336	C	0.509	311	C	0.471
COMMERCE CENTER DR	CROSSTOWN PKWY to ST LUCIE WEST BLVD	645	5,272	2017	1,710	329	C	0.427	353	C	0.458
COMMERCE CENTER DR	ST LUCIE WEST BLVD to GLADES CUT-OFF RD	646	5,667	2016	540	311	D	0.576	317	D	0.587

Marty E. Sanders, P.E.
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 School Board of St. Lucie County
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From: City of Port St. Lucie <cityofpsl@public.govdelivery.com>
Sent: Tuesday, October 25, 2022 10:06 AM
To: SANDERS, MARVIN E. <marvin.sanders@stlucieschools.org>
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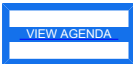
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Tuesday, November 1, 2022 at 6:00 PM EDT

Council Chambers, City Hall



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