



MEMORANDUM

TO: Francis Forman, Planner III, Planning & Zoning

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

DATE: November 21, 2025

SUBJECT: P24-215 Southern Grove 7B – Tesla Site Plan
Traffic Generation & Circulation Approval

This application and Traffic Report prepared by Kimley-Horn & Associates, Inc. dated March 7, 2025 has been reviewed by the Public Works Department and our 3rd party traffic consultant WSP, Inc. and 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 current Traffic Analysis approved under the Southern Grove 7B Preliminary & Final Plat (P24-114) (the "Plat") included the anticipated trips per the ITE Trip Generation Manual, 11th edition based on assumptions of land use that match this proposed site plan. The assumptions included a 6,500 SF gas station with 16 fueling pumps, 2,500 SF coffee shop with drive thru, 5,000 SF restaurant with drive-thru, 15,000 SF General Commercial Use, 35,325 SF of Automobile Sales Dealership, and 459 multi-family mid-rise dwelling units. This amounts to over 1,100 PM Peak Hour trips divided over 3 driveways with varying levels of accessibility.

The traffic review showed triggering the need for traffic signals at the intersection of Becker Road and Tract R1 (Limpkin Lane) and at Becker Road and SW Anthony F. Sansone Sr. Blvd. As part of the previous approval of the underlying plat, the following conditions exist:

1. The traffic signal at the intersection of Becker Road and Tract R1¹ and traffic signal at Becker Road and SW Anthony F. Sansone Sr. Blvd. must be constructed and completed as follows:
 - a. Construction shall commence within 12 months of the Plat's approval by City Council; and
 - b. Certification of the traffic signal shall be completed within 18 months of the Plat's approval by City Council.

¹ Notably, the Port St. Lucie Governmental Finance Corporation ("GFC") is obligated to construct this signal pursuant to an existing Traffic Signal Agreement ("Agreement"), attached hereto. The Plat approval triggered GFC's obligation to commence construction and construct the signal.

2. Within 30 days after the Public Works Pre-Construction meeting for the Plat, a temporary median within the existing full access intersection of Becker Road and Tract R1 must be installed to restrict the access to right in/right out from their site with a left in until the traffic signal at this intersection is installed and operational.
3. The intersection of SW Anthony F. Sansone Sr. Blvd and Becker Road will remain restricted to right-in and right-out access only from the south until the traffic signal at this intersection is installed and operational.²
4. Upon submittal of the construction plans for either signal to the City of Port St. Lucie, monthly updates shall be submitted to the Public Works Department on the progress and status of the signal design, permitting and construction progress by the responsible party of each traffic signal.
5. The City may withhold Public Works engineering permits within the Plat if the obligations set forth in Conditions 1 through 4 are not met within the timeframes stated above. Only the traffic signal located at Becker Road and Tract R1 is subject to Force Majeure Events or Weather Days, as defined in the Agreement, if applicable. This condition is intended to supplement and is not intended to supersede rights or remedies the City may have with regard to the Agreement and the City reserves all of its rights and remedies.

Therefore, no conditions are requested for this site plan. Public Works will continue to monitor the conditions and enforce the triggers as they occur.

² **Notably, this condition is also contained in the approval for P24-149, America Walks MPUD 1st Amendment.**