

From: Diana Spriggs
To: Anne Cox
Cc: Mary Savage-Dunham
Subject: FW: 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 9:20:42 PM
Attachments: [image.png](#)
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Importance: High

Anne,

I received the below from SLC this evening in regards to P22-296 that is on the P&Z board meeting agenda for Tuesday is my understanding. I have copied Mary as I am not sure of the timing if this needs to be included in their packet?

Either way, I will include you in my response to Patrick as I think we have addressed the concern in what we discussed with condition 17.g.5

Thank you,

Diana Spriggs, P.E.
Regulatory Division Director
City of Port St. Lucie, Public Works Dept.
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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 4,000 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
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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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As discussed, see the planning & zoning agenda for PSL item 8d, the LTC is requesting eliminating the intersection at Road A and Midway until after the 950 du.

https://psl.legistar1.com/psl/meetings/2022/11/1782_A_Planning_and_Zoning_Board_22-11-01_Meeting_Agenda.pdf?utm_medium=email&utm_source=govdelivery

I'll follow with my concerns to the City regarding traffic that will now taking Commerce Center Drive (CCD) v. Glades Cutoff.

Development traffic heading south is only 3.7 miles to I-95/St. Lucie West v. 8.5 miles via Midway. The capacity of CCD is getting stretched and it is not on the LTC traffic monitoring. It does not appear that CCD is on anyone's obligation list to widen/monitor. You can see from the data below that the AADT traffic has about doubled from 2018 to 2022.

I believe the primary driver of CCD traffic has been Copper Creek that is only 500 du. Before 2015 the AADT were around 4,000 on CCD.

Roadway Name	Location	STATION ID	2022 AADT +	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
CALIFORNIA BLVD	SAVONA BLVD to DEL RIO BLVD	635	12,982	2020	920	796	C	0.865	653	C	0.71
CALIFORNIA BLVD	DEL RIO BLVD to CROSSTOWN PKWY	636	16,500	2022	920	1,005	F	1.092	873	D	0.949
CALIFORNIA BLVD	CROSSTOWN PKWY to HEATHERWOOD BLVD	234	18,000	2022	920	872	D	0.948	984	F	1.07
CALIFORNIA BLVD	HEATHERWOOD BLVD to ST LUCIE WEST BLVD	234	18,000	2022	920	872	D	0.948	984	F	1.07
CALIFORNIA BLVD	ST LUCIE WEST BLVD to COUNTRY CLUB DR	233	9,100	2022	920	488	C	0.53	484	C	0.526
CALIFORNIA BLVD	COUNTRY CLUB DR to UNIVERSITY BLVD	724	7,300	2022	790	497	C	0.629	436	C	0.552
CALIFORNIA BLVD	UNIVERSITY BLVD to PEACOCK BLVD	724	7,300	2022	630	497	C	0.789	436	C	0.692
CALIFORNIA BLVD	PEACOCK BLVD to TORINO PKWY	637	12,953	2020	630	785	F	1.246	776	F	1.232
CAMEO BLVD	PORT ST LUICE BLVD to CALIFORNIA BLVD	638	4,900	2019	750	400	D	0.533	299	C	0.399
CAMEO BLVD	CALIFORNIA BLVD to CROSSTOWN PKWY	639	10,143	2020	790	717	D	0.908	603	D	0.763
CAMPBELL RD	PICOS RD to ORANGE AVE	640	850	2022	540	70	C	0.13	69	C	0.128
CANE SLOUGH RD	US 1 to LENNARD RD	167	9,619	2020	1,710	487	C	0.285	490	C	0.287
CARLTON RD	CARLTON RD (S) to OKEECHOBEE RD	641	750	2022	390	65	B	0.167	60	B	0.154
CASHMERE BLVD	PEACOCK BLVD to TORINO PKWY	676	11,321	2020	630	742	F	1.178	690	F	1.095
CASHMERE BLVD	DEL RIO BLVD to CROSSTOWN PKWY	642	10,621	2020	920	653	C	0.71	640	C	0.696
CASHMERE BLVD	CROSSTOWN PKWY to HEATHERWOOD BLVD	232	12,370	2020	920	690	C	0.75	605	C	0.658
CASHMERE BLVD	HEATHERWOOD BLVD to ST LUCIE WEST BLVD	232	12,370	2020	920	690	C	0.75	605	C	0.658
CASHMERE BLVD	ST LUCIE WEST BLVD to PEACOCK BLVD	231	14,626	2020	920	1,026	F	1.115	993	F	1.079
CITRUS AVE	7TH ST to US 1	643	1,158	2018	750	161	C	0.215	161	C	0.215
CITRUS AVE	US 1 to 2ND ST	940160	4,374	2020	790	219	C	0.277	223	C	0.282
CITRUS AVE	2ND ST to INDIAN RIVER DR	644	4,300	2022	540	262	C	0.485	264	C	0.489
COMMUNITY BLVD	WESTCLIFFE LN to TRADITION PKWY	647	5,886	2020	1,470	325	C	0.221	339	C	0.231
COMMERCE CENTER DR	CROSSTOWN PKWY to ST LUCIE WEST BLVD	645	5,050	2020	1,710	300	C	0.175	362	C	0.212
COMMERCE CENTER DR	ST LUCIE WEST BLVD to GLADES CUT-OFF RD	646	9,900	2022	540	529	D	0.98	607	F	1.124
CORTEZ BLVD	35TH ST to 25TH ST	948500	2,042	2020	750	99	C	0.132	99	C	0.132

2021

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
CALIFORNIA BLVD	DEL RIO BLVD to CROSSTOWN PKWY	636	17,000	2021	920	1,035	F	1.125	899	D	0.977
CALIFORNIA BLVD	CROSSTOWN PKWY to HEATHERWOOD BLVD	234	16,000	2021	920	775	C	0.842	874	D	0.95
CALIFORNIA BLVD	HEATHERWOOD BLVD to ST LUCIE WEST BLVD	234	16,000	2021	920	775	C	0.842	874	D	0.95
CALIFORNIA BLVD	ST LUCIE WEST BLVD to COUNTRY CLUB DR	233	8,886	2019	920	477	C	0.518	473	C	0.514
CALIFORNIA BLVD	COUNTRY CLUB DR to UNIVERSITY BLVD	724	7,991	2019	790	544	C	0.689	477	C	0.604
CALIFORNIA BLVD	UNIVERSITY BLVD to PEACOCK BLVD	724	7,991	2019	630	544	C	0.863	477	C	0.757
CALIFORNIA BLVD	PEACOCK BLVD to TORINO PKWY	637	10,500	2021	630	636	F	1.01	629	D	0.998
CAMEO BLVD	PORT ST LUICE BLVD to CALIFORNIA BLVD	638	4,860	2019	750	397	D	0.529	297	C	0.396
CAMEO BLVD	CALIFORNIA BLVD to CROSSTOWN PKWY	639	9,900	2021	790	700	D	0.886	589	D	0.746
CAMPBELL RD	PICOS RD to ORANGE AVE	640	533	2017	540	44	C	0.081	43	C	0.08
CANE SLOUGH RD	US 1 to LENNARD RD	167	9,300	2021	1,710	470	C	0.275	474	C	0.277
CARLTON RD	CARLTON RD (S) to OKEECHOBEE RD	641	367	2017	390	32	B	0.082	29	B	0.074
CASHMERE BLVD	PEACOCK BLVD to TORINO PKWY	676	11,000	2021	630	721	F	1.144	670	F	1.063
CASHMERE BLVD	DEL RIO BLVD to CROSSTOWN PKWY	642	10,500	2021	920	646	C	0.702	633	C	0.688
CASHMERE BLVD	CROSSTOWN PKWY to HEATHERWOOD BLVD	232	14,500	2021	920	809	C	0.879	710	C	0.772
CASHMERE BLVD	HEATHERWOOD BLVD to ST LUCIE WEST BLVD	232	14,500	2021	920	809	C	0.879	710	C	0.772
CASHMERE BLVD	ST LUCIE WEST BLVD to PEACOCK BLVD	231	13,500	2021	920	947	F	1.029	916	D	0.996
CITRUS AVE	7TH ST to US 1	643	1,108	2019	800	154	C	0.193	154	C	0.193
CITRUS AVE	US 1 to 2ND ST	940160	5,200	2020	840	247	C	0.294	251	C	0.299
CITRUS AVE	2ND ST to INDIAN RIVER DR	644	4,337	2016	580	264	C	0.455	267	C	0.46
COMMUNITY BLVD	WESTCLIFFE LN to TRADITION PKWY	647	5,400	2021	1,470	298	C	0.203	311	C	0.212
COMMERCE CENTER DR	CROSSTOWN PKWY to ST LUCIE WEST BLVD	645	3,900	2021	1,710	231	C	0.135	280	C	0.164
COMMERCE CENTER DR	ST LUCIE WEST BLVD to GLADES CUT-OFF RD	646	7,453	2019	540	398	D	0.737	457	D	0.846

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

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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>
Subject: [EXTERNAL EMAIL] - 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

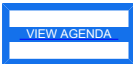
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