

## MEMORANDUM

TO: Cody Sisk, Planning & Zoning

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

DATE: April 28, 2026

SUBJECT: P24-179 McCarty Road, LLC PUD Amendment  
Traffic Generation & Circulation Approval

---

This application and Traffic Report prepared by Traffic & Mobility Consultants dated April 21, 2026 is under review by the Public Works Department and our 3<sup>rd</sup> party traffic consultant, Kok Wan Mah, P.E. of Kittelson and Associates. We will be determining if the transportation elements of the project are in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.

The proposed project of 321 single family homes is anticipated to generate 2,856 Average Daily, 221 AM Peak Hour and 281 PM Peak Hour driveway trips for the development. The development is proposing only one access point connecting to E/W 5 with an emergency only access point on McCarty Road.

With the approval of this Planned Unit Development, the developer is obligated to make the following roadway improvement:

- Construct 2 lanes of E/W 5 from the current terminus west to 300 feet west of The Meadows PUD entrance.
- Dedicate to the City 120 feet of the entire south boundary of The Meadows PUD for the future extension of E/W 5 to McCarty Road.
- Construct McCarty Road as a stabilized chip seal surface to connect from the current terminus of the surface south to the emergency access driveway for The Meadows PUD.
- Dedicate to St. Lucie County, 70 feet of land along the entire western boundary of The Meadows PUD for future widening of McCarty Road.

The timing for the above required improvements will be addressed through the Annexation Agreement that will be going forward to City Council prior to this PUD Amendment.

Public Works would like to recommend a condition of approval to include:

- All remaining comments from all departments including our 3<sup>rd</sup> party traffic consultant must be satisfactorily addressed prior to this PUD going forward to City Council.