



City of Port St. Lucie
PUBLIC WORKS DEPARTMENT
Accredited Agency - American Public Works Association



MEMORANDUM

TO: Bridget Kean, AICP - Planning & Zoning

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

DATE: January 7, 2022

SUBJECT: P21-171, Western Grove – 5A, Cadence - Phase 1 Final Plat
Traffic Generation & Circulation Approval

This application and Traffic Impact Statement prepared by MacKenzie Engineering & Planning, Inc. dated January 7, 2022 along with the Traffic Circulation Plan 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.

As stated in the Traffic Statement, this phase includes 124 single family dwelling units that amounts to 122 PM Peak Hour trips per Institute of Transportation Engineers (ITE) Manual, 11th Edition. This phase 1 plat approval would bring the currently approved dwelling units for the Western Grove DRI to approximately 800 dwelling units.

The next roadway obligation within the Western Grove DRI is for the 2 lane extension of Tradition Parkway to North-South A. This is triggered at 756 PM Peak trips or 900 dwelling units, whichever comes later. Regardless, Mattamy is currently constructed this roadway extension and at 4 lanes instead of 2 lanes.