



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



MEMORANDUM

TO: Stephen Mayer, Planning & Zoning

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

DATE: November 1, 2022

SUBJECT: P21-023 SLW FAR 2 LLC
Traffic Generation, Stacking & Circulation Approval

This application and Traffic Statement prepared by Kimley-Horn & Associates, Inc. dated April 8, 2022 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.

Originally, this site was approved as a Commercial property typically having a higher trip generation than residential development. According to the Traffic Statement, the proposed change in land use of this site from Commercial Retail to Residential Medium Density will result in a net DECREASE to the maximum trip potential of the site by 608 PM Peak hour trips. This will result in a lesser impact to the surrounding roadways than originally anticipated.

The traffic analysis provided indicates that the entitlements available within the St. Lucie West DRI are sufficient for the required entitlements for the proposed 72 unit townhouse. It is stated within the Traffic Statement provided that some surrounding roadways are already at a Level of Service F, therefore some mitigation will be required upon site plan/construction plan submittal. Some mitigation examples could be but are not limited to: left and/or right turn lanes and safe pedestrian crossings.