



"A City for All Ages"

# City of Port St. Lucie

## PUBLIC WORKS DEPARTMENT

Accredited Agency - American Public Works Association



September 8, 2023

**Patrick Dayan, P.E. - Public Works Director**  
**St. Lucie County – Public Works Department**  
**2300 Virginia Avenue**  
**Fort Pierce, FL 34982**

**Re: Oak Ridge Ranch (Project No. PUD-RZ 10202126214 & FLUMA 8202126133-26133)**  
**Comprehensive Plan and Rezoning Traffic Analysis**

Dear Mr. Dayan, P.E.:

This letter is to notify you of the City of Port St. Lucie "City" Public Works Department's concerns of the subject project. Based on the information provided to this office, we respectfully submit the attached items that need to be addressed from our third-party traffic consultant's review of the latest revised traffic analysis received on 8/31/23.

There are multiple concerns still contained within the latest Traffic Analysis that should be addressed. Some of the larger concerns the City still has are with the developer not proposing to provide the construction or funding for the construction of the entirety of their affect on roadways, as the full impact to roadways is not yet identified as described in the attached comment letter provided by the City's third-party traffic consultant. Efforts should be taken to ensure the Traffic Analysis follows the methodology outlined in the recently approved St. Lucie County Transportation Planning Organization's Transportation Impact Studies Methodology and Procedures guidelines that the St. Lucie County and City of Port St. Lucie participated in updating and adopting. There does not seem to be any intention of mitigating for some affected roadways which would put the burden on the City and St. Lucie County, depending on the roadway ownership, to make the improvements on our own in the future. One other major assumption in the analysis is that the Marshall Parkway I-95 interchange is in place for the benefit of their future trip counts. Unfortunately, there are no current conversations with FDOT for the construction of this interchange and there is no allocation of funding for construction of this interchange to occur.

In closing, we are less than 2 weeks away from the Board of County Commissions meeting where we are told these items will be moving forward for approval. This is also a concern with the comments still not satisfactorily being addressed. We understand that a Developer's Agreement, or Comprehensive Plan Policies, of some sort are being drafted at this time, but we continue to have concerns with the timing of the approval meeting given that the city staff hasn't reviewed this document and doesn't understand how it will address the City roadways that will be impacted by this development. As you know, any development agreement including the City of Port St. Lucie would need review by the Administration and Legal Departments and then approval by the City Council, all of which might not be possible prior to the approval hearing scheduled for September 19, 2023.

Please provide the attached Traffic Analysis comments to the developer and their traffic consultant for their review and response.

Should you have any questions or require additional information, please contact Diana Spriggs, P.E. at (772) 871-7644.

Best regards,

Diana Spriggs, P.E.  
Regulatory Division Director

Colt Schwerdt, P.E.  
Assistant Public Works Director/  
City Engineer

**Oak Ridge Ranch**

9/8/2023

- C: Heath Stocton, P.E., Public Works Director  
Mary Savage-Dunham, AICP, CFM, Planning & Zoning Director  
Bridget Kean, AICP, Senior Planner  
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Kok Wan Mah, Associate Transportation Engineer – Kittelson & Associates, Inc.  
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