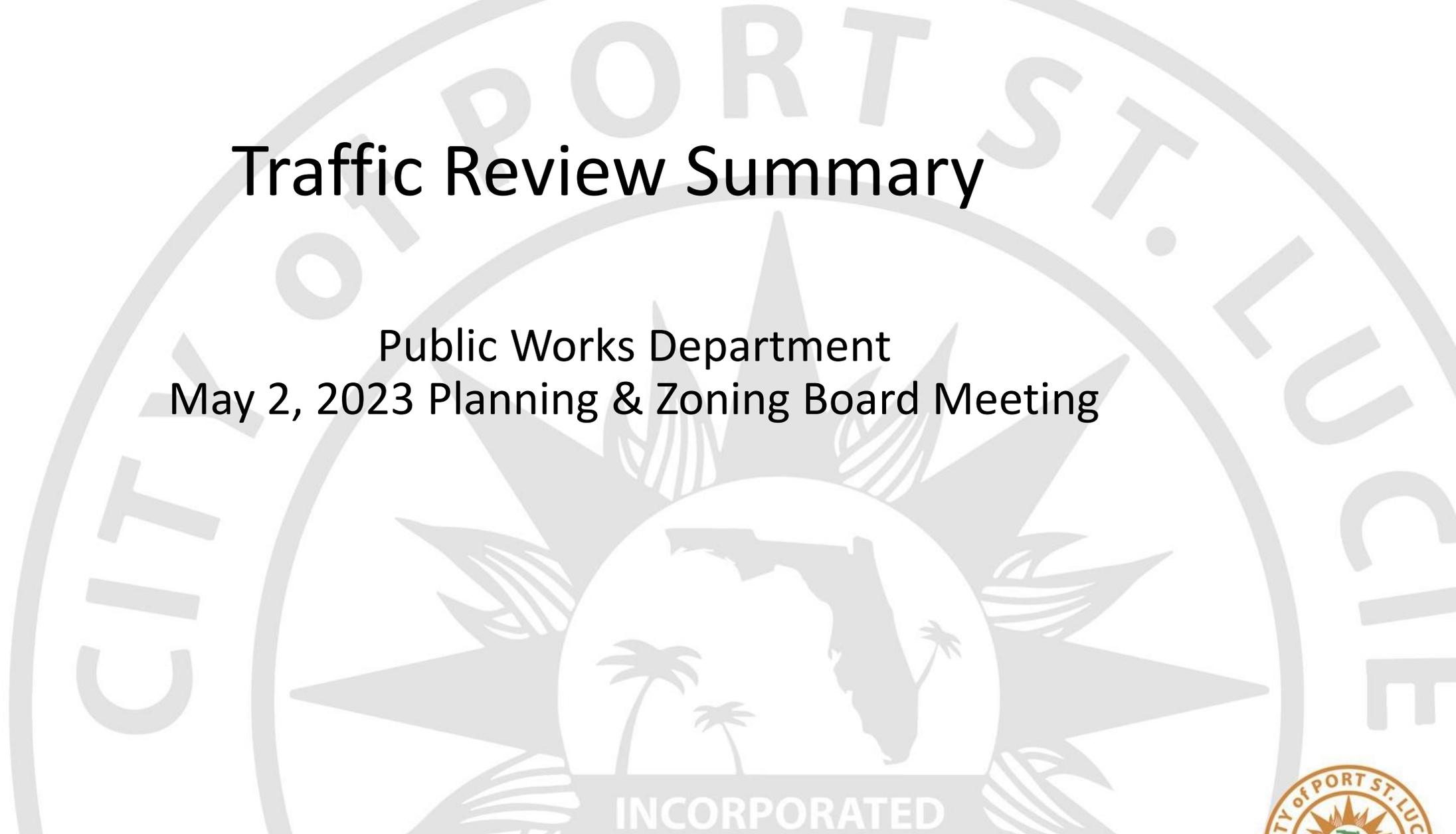


Traffic Review Summary

Public Works Department
May 2, 2023 Planning & Zoning Board Meeting



Comprehensive Plan Amendment or Rezoning

- Review basic traffic statement showing existing worst case development vs. proposed worst case development
- This information may not be exactly what will be developed but worst case traffic trips is analyzed.
- Traffic Statements are based on Institute of Traffic Engineering Trip generation manual that often changes. Actual development could be based on different trips and split into phasing depending on development submitted in the future.



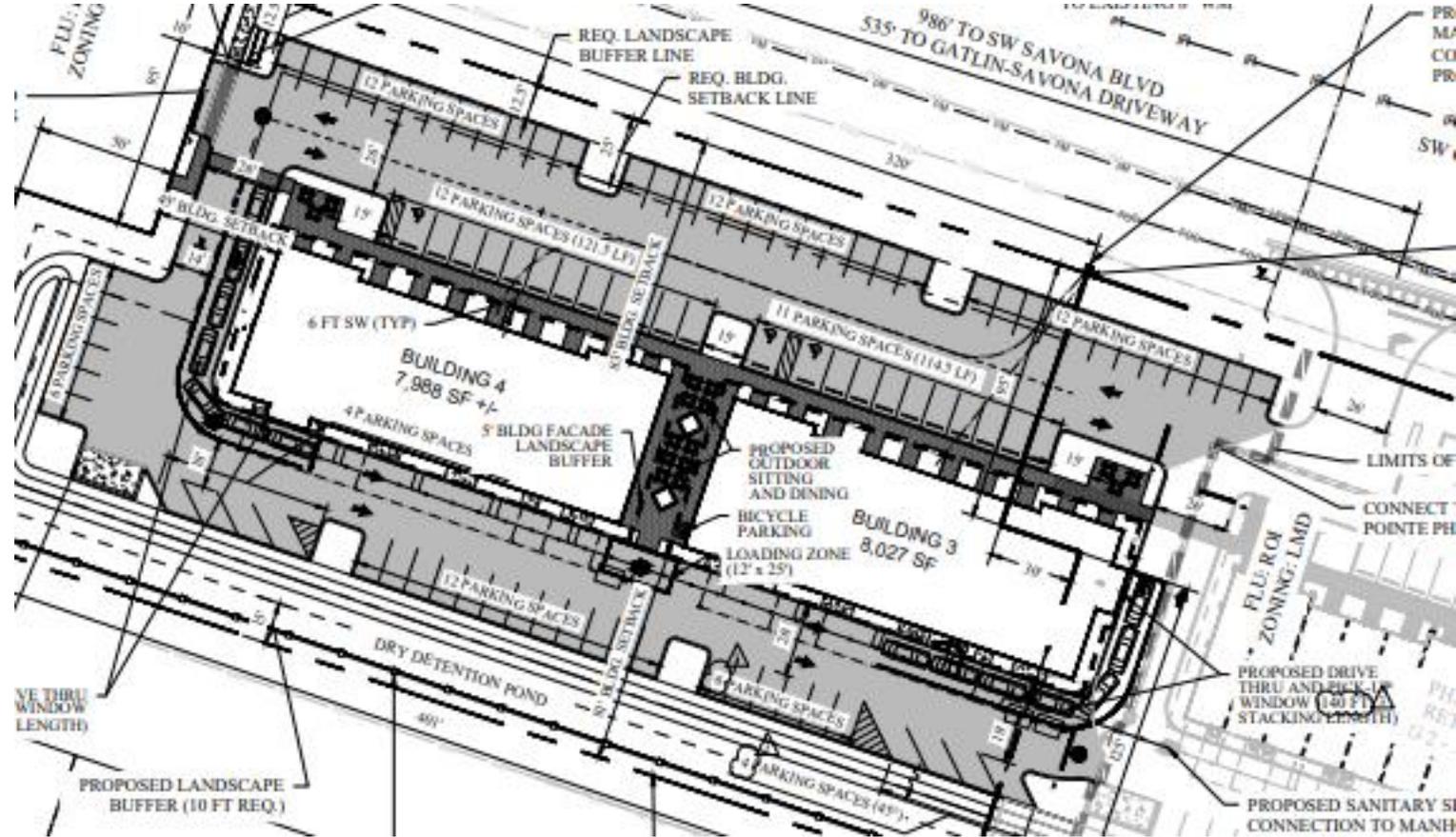
Variance

- Review varies greatly depending on what is being requested.
- City of Port St. Lucie Engineering Standards for Land Development were adopted by City Council in December 2020.
- Engineering Standards, FDOT Design Manuals, and City Code are analyzed to know what the requirements are and then the traffic and safety concerns it will potentially cause based on the request are part of the City's recommendation.



Special Exception Use (SEU)

- Review of traffic analysis for proposed use as well as distribution of traffic trips.
- Drive thru SEU requires a stacking analysis and plan to be reviewed. No stacking should impede the circulation on the site and must not obstruct traffic flow on public roadways. Also a by-pass lane is required.
- Engineering Standards provides minimum stacking but the submitted analysis should provide actual stacking from other similar establishments for verification.



Planned Unit Development (PUD)

- Review of traffic analysis for worst case of proposed development with distribution of traffic trips across driveways.
- Review also includes analysis of surrounding roadways to verify if additional roads or widening of existing roads are needed as well as the need for intersection improvements/signalization.
- Future recommendation going to City Council for thresholds that will require more than one primary driveway for a development to ensure multiple access points.



Site Plan

- Review of traffic analysis for proposed development with distribution of traffic trips across driveways.
- Known uses that could produce a stacking concern requires a stacking analysis to be reviewed (if not reviewed with SEU). No stacking should impede the circulation on the site and must not obstruct traffic flow on public roadways.
- Engineering Standards provides number of traffic trips per driveway and safety concern triggers for left and right turn lanes.
- Offsite improvements may also be required based on the traffic review.



Plat with Construction Plan

- Review of traffic analysis for proposed development with distribution of traffic trips across driveways and surrounding roadways.
 - Engineering Standards provides number of traffic trips per driveway or safety triggers to require turn lanes.
- Submittals from larger master developments are typically sent out to 3rd party traffic consultant for their review/comments.
- Submittals within existing Development of Regional Impact (DRI) already have roadway and appurtenance requirements detailed out. Based on proposed development patterns, DRI may need to be updated.

