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City of Port St. Lucie

PUBLIC WORKS DEPARTMENT

Accredited Agency – American Public Works Association

MEMORANDUM

TO: Laura Dodd – Planner II, Planning & Zoning Dept.

THRU: Diana Spriggs, P.E., Regulatory Division Director, Public Works Dept.

FROM: John Kwasnicki – Project Coordinator, Public Works Dept.

DATE: 9/3/2021

SUBJECT: Telaro at Southern Grove Plat 2 (P21-108) Final Plat
Traffic Generation, Stacking & Circulation Approval

This application, and the Traffic Analysis Report and Driveway Phase report prepared by MacKenzie Engineering & Planning, Inc. dated 8/7/2020, and dated 8/10/2020 respectively; have 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.

It should be noted that the referenced traffic analysis and driveway phasing reports were completed for project limits that included the previous, and now withdrawn, applicant proposed land swap; that included the E/W 2 right-of-way and the 47.51 acres of City owned property south of E/W 2 right-of-way. However, the construction plans and preliminary plat were phased to account for the possibility of withdrawing this land swap proposal.

As such the Driveway Phasing report indicates that one driveway will adequately serve the Telaro development for 280 residential units, and a second driveway will need to be constructed prior to the 281st dwelling unit. With Phases 1 and 2 consisting of a total of 246 residential units, and Phase 3 providing a total 324 residential units. Public Works proposes that as condition of approval, an updated traffic analysis/driveway phasing report be provided prior to issuance of a Public Works permit for Phase 3, and should that report indicate additional improvements are needed at either of the two driveway connections, these improvements shall be constructed concurrently with the second driveway access.

Additionally, the primary driveway access for Telaro is located on Village Parkway directly across from Trade Center Drive. Please note the provided traffic analysis indicates that the Telaro subdivision alone would not require the installation of traffic signal. However, as the land uses and density of the proposed

development east of Village Parkway are not clear at this time, it is also not clear if a traffic signal may be warranted in the future. Therefore, Public Works is recommending a condition of approval that the applicant coordinate with the developer east of Village Pkwy to refine the traffic analysis of this intersection to determine when a traffic signal would be warranted. And should a traffic signal be required, a funding mechanism will be determined, either via a Southern Grove Community Development District funded improvement, or a proportionate cost allocation consistent with "City Code Chapter 156, Article V – Off Site Improvements" be determined with the funds being deposited in a restricted fund account.