

MEMORANDUM

TO: Daniel Robinson, Planning & Zoning

THRU: Clyde Cuffy, P.E. – Regulatory Division Director, Public Works

FROM: Debora Leal, Project Coordinator, Public Works

DATE: February 2, 2026

SUBJECT: Verano South- Shoppes at Crosstown Parkway (P24-095)
Traffic Generation, Stacking & Circulation Approval

This site plan application prepared by Connelly & Wicker, Inc. dated January 30, 2026 has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the Verano DRI, the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.

The proposed 37,267 SF Commercial Retail (Shopping Center) is anticipated to generate 1,580 average daily, 123 AM peak hour and 175 PM peak hour trips with an average of 50% entering and 50% exiting. The proposed development is consistent with the Verano South DRI and therefore, Public Works does not require any additional traffic mitigation for the proposed driveway trips.