



City of Port St. Lucie

PUBLIC WORKS DEPARTMENT

Accredited Agency – American Public Works Association

MEMORANDUM

TO: Laura Dodd, AICP – Senior Transportation Planner, Planning & Zoning Dept.

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

DATE: 6/6/2022

SUBJECT: Telaro at Southern Grove Phase 2 & 3 (P21-244) Preliminary & Final Plat
Traffic Generation, Stacking & Circulation Approval

This application and the Traffic Analysis Report prepared by MacKenzie Engineering & Planning, Inc. dated 11/11/2021 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.

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.

Mattamy Homes Palm Beach, LLC (Mattamy) is requesting relief from the previous condition within Resolution 20-R105 that states (1) an updated traffic analysis/driveway phasing report shall be provided prior to issuance of a Public Works permit for Phase 3 and any improvements will be constructed concurrently to the second driveway access, (2) the applicant shall coordinate with the developer east of Village Parkway and provide a refined traffic analysis to determine when a signal would be warranted. Should the signal be warranted, a funding mechanism will be determined, and funds deposited in a restricted fund account prior to issuance of a Public Works permit for Phase 3. Mattamy is requesting that the permits for Phase 3 not be held until the agreement is executed, but rather they would only be withheld if the agreement were not executed within 270 days of the approval of this Resolution.

Therefore, Public Works is recommending 2 options for a condition of approval that either:

- 1- (1) Mattamy Homes Palm Beach, LLC shall draft and enter into an agreement that identifies (i) when traffic signals are needed for any connections to the Village Parkway and Becker Road corridors within the Southern Grove DRI boundaries and (ii) the mutually agreed upon

proportionate financial obligation for relevant parties' for each traffic signal within the Southern Grove Boundary along the Village Parkway and Becker Road corridors; such agreement must be in a form approved by the City (the "Traffic Signal Agreement"). (2) The Traffic Signal Agreement shall be approved and fully executed within 270-days of Council Approval of this Resolution during which time permits for Phase 3 may be issued. (3) If the Traffic Signal Agreement is not executed and approved within the 270-day timeframe, no additional permits will be issued for any portion of the Telaro Development.

Or that:

- 2- (1) Mattamy Palm Beach, LLC shall draft and enter into an agreement that identifies (i) when traffic signals are needed for any connections to Village Parkway and Becker Road corridors within Southern Grove DRI boundaries and (ii) the mutually agreed upon proportionate financial obligation for relevant parties' for each traffic signal within the Southern Grove Boundary along Village Parkway and Becker Road corridors, such agreement must be in a form approved by the City (the "Traffic Signal Agreement"). (2) The Traffic Signal Agreement shall be approved and fully executed within 270 days of Council Approval of this Resolution. (3) No permits will be issued for Phase 3 of the Telaro Development until the Traffic Signal Agreement is executed and approved. (4) If the Traffic Signal Agreement is not executed and approved within the 270-day timeframe, no additional permits will be issued for any portion of Telaro Development.