

## MEMORANDUM

TO: Bridget Kean, Deputy Director, Planning & Zoning

FROM: Diana Spriggs, P.E. – Assistant Director, Public Works

DATE: March 14, 2024

SUBJECT: P23-107 Southern Grove 8 MPUD  
Traffic Generation, Stacking & Circulation Approval

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This application and Traffic Report prepared by Kimley-Horn & Associates, Inc. received February 26, 2024 has been reviewed by the Public Works Department.

The current Traffic Analysis provided for the Commercial portion of the MPUD includes the anticipated trips per the ITE Trip Generation Manual, 11<sup>th</sup> edition based on assumptions of land use. The assumptions include a 136,789 SF home improvement store, 5,915 SF gas station with 16 fueling pumps, 2,526 SF coffee shop with drive thru, 3,500 SF restaurant with drive-thru, 7,500 SF of medical clinic, and 5,000 SF day care facility and 560 multi-family dwelling units. This amounts to over 1,300 PM Peak Hour trips divided over 5 driveways with varying levels of accessibility.

Currently there is a Traffic Signal Agreement with Mattamy for the traffic signal to be located at Village Parkway and Legacy Park Drive. The agreement will be triggered as part of this MPUD which will require the signal design within 6 months, construction to begin within 12 months and construction to be complete within 18 months of this approval.

Public Works would like to recommend a condition of approval to include:

1. The traffic signal at the intersection of Southwest Village Parkway and Legacy Park Drive must be constructed and completed as follows:
  - a. Construction shall commence within 12 months of the MPUD's approval by City Council; and
  - b. Certification of signal shall be completed within 18 months of the MPUD's approval by City Council.
2. Upon submittal of the signal construction plans to the City of Port St. Lucie monthly updates shall be submitted to the Public Works Department on the progress and status of the signal design, permitting and construction progress by Mattamy Palm Beach, LLC.

3. The City may withhold Public Works engineering permit within the MPUD if the obligations set forth in Condition 1 are not met within the timeframes stated above, subject to Force Majeure Events or Weather Days, as defined in the Agreement, if applicable. This condition is intended to supplement and is not intended to supersede rights or remedies the City may have with regard to the Agreement and the City reserves all of its rights and remedies.