

MEMORANDUM

TO: Bridget Kean, Deputy Director, Planning & Zoning

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

DATE: February 27, 2024

SUBJECT: P21-148 Wilson Grove Parcel A MPUD
Traffic Generation, Stacking & Circulation Approval

This application and Traffic Report prepared by O'Rourke Engineering & Planning dated January 15, 2024 has 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 is to be noted that only the standard single family trip generation rates were reviewed for this approval.

Parcel A includes 1,180 Single Family Residential units. According to the ITE Trip Generation Manual, 11th edition, this equates to 1,011 PM Peak hour trips using single family trip generation rates. Per the latest Wilson Grove DRI, no further roadway commitments are triggered at this time.

Included in the Parcel A MPUD document, there are certain roadways to be constructed in order to provide the access for this development. These items include the construction of:

1. Stabilized section of Farm Road A to an emergency access ingress/egress located off Range Line Road prior to the first non-model residential building permit in Parcel A.
2. Stabilized section of N/S B from Becker Road going north to the first east-west street within Parcel A as emergency only access prior to 600th Certificate of Occupancy within Parcel A.

Public Works would like to recommend a condition of approval to amend the Parcel A MPUD document to also include:

1. The applicant shall submit a traffic study revised to remove all references to age-restricted units prior to the public hearing before the City Council.
2. Additional transportation requirements to establish a

timeline for the completion of N/S A from Becker Road going north to the second entrance of this Parcel A MPUD consistent with Section 158.187(B)(1)a) of the City of Port St. Lucie Code of Ordinances prior to the public hearing before the City Council.