



City of Port St. Lucie
PUBLIC WORKS DEPARTMENT
Accredited Agency - American Public Works Association



MEMORANDUM

TO: Holly Price, Planner III - Planning & Zoning

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

DATE: March 11, 2022

SUBJECT: Esplanade at Tradition Phase 2 P21-173
Traffic Generation, Stacking & Circulation Approval

This application and Traffic Statement prepared by Kimley Horn dated June 19, 2019 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.

The submittal for approval is part of a previously approved plat. This phase of the development includes 236 residential units. Currently approximately 800 units are approved within the Western Grove DRI. No additional roadways are triggered at this time. The next trigger is at 756 total PM Peak hour trips or 900 dwelling units (whichever comes last) for the 2 lane extension of Tradition Parkway to North-South A. However, the construction of this roadway portion as 4 lanes is already under construction ahead of the DRI triggering of the requirement.