

MEMORANDUM

TO: Bethany Grubbs, Planning & Zoning

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

DATE: July 14, 2026

SUBJECT: P24-024 - Tesoro-SE Southbend Boulevard - Commercial
Traffic Generation, Stacking & Circulation Review

This application and Traffic Report prepared by JFO Group Inc dated July 12, 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.

The proposed project is anticipated to generate 585 Average Daily, 82 AM Peak Hour and 142 PM Peak Hour driveway trips. The project will have a de-minimis impact on the surrounding roadways.

As part of the construction of this project the applicant will be required to install offsite improvements as shown on the site plan. The improvements include reconstructing and realigning the existing sidewalk along Southbend Boulevard into the City's right of way and to construct a northbound turn lane along Southbend Boulevard with associated access improvements to existing striping and the median at the northern driveway in accordance with the site plan. All related improvements will be required to meet all City of Port St. Lucie and FDOT standards, and shall be permitted, inspected, and accepted by the Public Works Department.

In addition, the City will require the applicant to post a bond or surety for the offsite improvements prior to the Public Works permit being issued to guarantee completion of the improvements, consistent with the placement and improvements shown on the site plan.