

## MEMORANDUM

TO: Ivan Betancourt, Planning & Zoning

FROM: Clyde Cuffy, P.E. – Regulatory Division Director, Public Works

DATE: May 19, 2025

SUBJECT: Four Port St. Lucie, LLC (P24-191)  
Traffic Generation, Stacking & Circulation Approval

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This application and Traffic Report prepared by JFO Group, Inc. dated November 1, 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 the Southern Grove DRI, Chapter 156 of City Code, and Public Works Policy 19-01pwd.

The proposed warehouse/manufacturing site is anticipated to generate 703 average daily, 97 AM Peak hour and 101 PM Peak hour driveway trips. The project will have driveway access from SW Tom Mackie Blvd and SW Destination Way (a proposed E/W roadway). SW Destination Way will be required to be constructed concurrently with this development so that the roadway is available for use by the time this development is ready to be occupied.