



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



**MEMORANDUM**

TO: Bridget Kean, Planning & Zoning

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

FROM: John Kwasnicki, Public Works

DATE: November 30, 2022

SUBJECT: P22-136 Southern Grove – Eden at Tradition  
Traffic Generation, Stacking & Circulation Approval

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This application and Traffic Report prepared by MacKenzie Engineering & Planning, Inc. dated November 30, 2022 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.

This proposed project anticipates generating 125 PM Peak Hour driveway trips per the ITE Trip Generation Manual. There are 2 driveways proposed for this site. The northern driveway is combined with the proposed Farrell Storage and Retail development to the north. The required left turn lane on Village Parkway is existing at this driveway and the open median will be converted to a directional median opening to prevent the left turn movement out of the driveway. The northern driveway will be a right turn only for exiting movements.

The Southern driveway will be considered the main entrance for the Eden development. We are requiring both a right turn lane and a left turn lane at the southern entrance located along Paar Drive that is currently under construction.

A school bus stop is available within the entrance area of the development, outside of Paar Drive and prior to the gates of the development. An AutoTurn analysis has been done to ensure the design provides sufficient room for a bus to navigate the entrance circle.