



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



MEMORANDUM

TO: Laura Dodd – Planner II, Planning & Zoning

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

FROM: Melissa Perry – Project Coordinator, Public Works

DATE: May 10, 2022

SUBJECT: P22-127 St. Lucie Lands (Veranda) Hospital/Medical Offices
Traffic Generation, Stacking & Circulation Approval

This application and Traffic Report prepared by Culpepper & Terpening, Inc. dated April 6, 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.

Per the recently approved St. Lucie Lands PUD Amendment #4, this proposed project is within the previously accounted for number of trips within the Developer Agreement and Amendments. All roadway requirements have been satisfied within the Developer Agreement to account for the proposed number of traffic trips. It is not clear if the Developer Agreement previously assumed that nearly 100% of the trips for the PUD would utilize the SE Veranda Place for access.

The provided Traffic Report indicates that the intersection will operate at an acceptable Level of Service at this time but as additional buildings are proposed for this area, adjustments to signal timing or other accommodations may need to be made.