



"A City for All Ages"

City of Port St. Lucie

PUBLIC WORKS DEPARTMENT

Accredited Agency - American Public Works Association



MEMORANDUM

TO: Bridget Kean, AICP – Senior Planner, Planning & Zoning

THRU: Colt Schwerdt, P.E. – Assistant Public Works Director, City Engineer

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

DATE: August 9, 2023

SUBJECT: P22-364 Brizon Investments LLC – Comp Plan Amendment
Traffic Generation

This application and Traffic Report prepared by Traffic & Mobility Consultants dated June 1, 2023 has been reviewed by the Public Works Department and the transportation elements of the project were found to have concerns with compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.

According to the traffic report provided by Traffic & Mobility Consultants, the proposed change in land use of 1.06 acres from (P) Professional Office to a proposed future land use of (CG) Commercial General, will result in the ability to make a substantial increase to the PM Peak driveway trips for this site. The PM Peak hour trips would be split over 2 driveway locations for the site. Based on the assumption of an 8 fuel pump Convenience Store/Gas Station, which is a higher trip count producer that is possible under the proposed Future Land Use of Commercial General (CG), this property would have the ability to produce approximately 107 more PM Peak Hour trips going to and from the subject property than the current Land Use designation.

Based on the location of the site, these traffic trips would be entering and/or exiting through the intersection of Port St. Lucie Blvd and Aviation Avenue in various directions. This intersection is currently a full access median opening. The traffic analysis shows that this intersection is already failing at a level of service F in the eastbound direction as of the traffic counts existing today. With the addition of the potential trips from this site, the west bound leg of this intersection will also have a failing level of service in the PM Peak hour. Per City Code Section 160.80(C)(2)b: Proposed development seeking the issuance of a COC shall be evaluated in terms of potential development generated traffic impacts on those roadways serving the development. A determination shall be made as to whether or not sufficient service volume is available to support the development at or above the adopted level of service for those roadways. Without mitigation, the existing roadways for this site do not have capacity for the potential increase of trips proposed by this site.

Further review of the actual trip counts for the specific proposed site and any applicable stacking counts if a drive-thru is proposed will be analyzed at the time of Special Exception Use and Site plan submittals.

If City Council approves this Future Land Use change, Public Works would recommend a condition that any Special Exception Use application reviewed for this site, will be subject to transportation mitigation measures as negotiated by Staff as part of the review of the Special Exception Use application.