



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



**MEMORANDUM**

TO: Daniel Robinson – Planner I, Planning & Zoning

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

FROM: Melissa Perry – Project Coordinator, Public Works

DATE: May 25, 2022

SUBJECT: P22-001 Riverland/Kennedy DRI – Riverland Center MPUD Rezone  
Traffic Generation, Stacking & Circulation Approval

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This application and Traffic Report prepared by Simmons and White dated February 17, 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 submitted Traffic Report, a Total of 1,964 Net External PM Peak Hour Trips would be approved for all of Riverland with the approval of this MPUD Proposal. The next roadway trigger for construction is the extension of Community Blvd south from Marshall Parkway (E/W 3) to Paar Drive. This trigger is at 2,000 dwelling units or 2,023 New External PM Peak Hour trips, whichever comes last.

Based on Building permits let by the building department as of 5/26/2022 for the entire Riverland Development, 1,939 dwelling units have been permitted. With the Age Restricted trip counts from the ITE Trip Generation Manual, 10<sup>th</sup> edition, this equates to 804 PM Peak hour trips currently permitted.

No additional roadway construction is triggered at this time.