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City of Port St. Lucie

PUBLIC WORKS DEPARTMENT

Accredited Agency - American Public Works Association



MEMORANDUM

TO: Bethany Grubbs, Planning & Zoning

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

FROM: Breanna Vasquez, Public Works *B.V*

DATE: July 17, 2023

SUBJECT: P22-293 Town Place - Site Plan
Traffic Generation, Stacking & Circulation Approval

This application and Traffic Report prepared by MacKenzie Engineering & Planning, Inc. dated June 13, 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 site plan is for 264 Multi-family dwelling units with 21,888 SF of Commercial land use. Per ITE Trip Generation Manual, 11th edition, this would result in 370 PM Peak hour driveway trips. The traffic analysis is subtracting for internal capture from residents going to retail area and back only. The developer is proposing to add a right turn lane along U.S. Highway 1 for that entrance. The entrance along Savannah Club Boulevard is not proposing any turn lanes.

No direct impact on City roads are anticipated from this development. Savannah Club Boulevard is a St. Lucie County Roadway and U.S. Highway 1 is a Florida Department of Transportation roadway.