



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



MEMORANDUM

TO: Laura Dodd, Planning & Zoning

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

DATE: September 28, 2022

SUBJECT: P22-159 Veranda Gardens East Phase 4 Final Plat
Traffic Generation & Circulation Approval

This application and Traffic Analysis prepared by MacKenzie Engineering & Planning, Inc. dated October 8, 2021 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 is the fourth phase of Veranda Gardens East which includes a total of 464 single family residential units within the 4 phases of the development. This development went before City Council and was provided approval of their preliminary plat in 2018-2019. This residential unit count is consistent with the latest approved Developer Agreement (P18-115). The traffic trip calculations within the Developer Agreement establishes the Becker Road typical section for up to 1,654 PM Peak hour trips from residential and the current buildout residential PM Peak hour trips is on track to be 1,581 trips. The available trips is higher than what the developer is proposing and therefore acceptable.