

MEMORANDUM

TO: Daniel Robinson, Planner III, Planning & Zoning

THRU: Clyde Cuffy, P.E. – Regulatory Division Director, Public Works

FROM: Evan Delgado, Project Coordinator, Public Works

DATE: November 24, 2025

SUBJECT: P25-138 - VRE PSL Landco, LLC - McDonalds
Traffic Generation, Stacking & Circulation Approval

This application and Traffic Report prepared by Kimley-Horn and Associates dated October 31, 2025 has been reviewed by the Public Works Department and an independent traffic consultant hired by the city. 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.

The Traffic Report analyzed the overall development site for vehicular trips associated with shopping plaza, fast-food restaurant with drive-thru, and convenience store with gas station uses. The overall development is anticipated to generate a cumulative 6,653 Average Daily, 505 AM Peak Hour, and 646 PM Peak Hour trips. The proposed McDonalds is anticipated to generate 813 Average Daily, 86 AM Peak Hour and 78 PM Peak Hour net driveway trips.

All trips to the proposed McDonalds will be through the internal driveway network that will be established for the overall development site. The overall development will construct a median cut on SW Becker Rd for a dedicated east bound left turn lane into one of two driveways on SW Becker Rd. This western driveway on SW Becker Road will be limited to left-in/right-in/right-out only. The eastern driveway on SW Becker Rd will be limited to right-in/right-out only. Both driveways on SW Becker Rd will be constructed with dedicated right turn lanes. A right-in/right-out driveway and corresponding right turn lane will be required on SW Port St. Lucie Blvd as a third access to the plaza.