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City of Port St. Lucie

PUBLIC WORKS DEPARTMENT

Accredited Agency - American Public Works Association



MEMORANDUM

TO: Bethany Grubbs – Planner III , Planning & Zoning

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

FROM: John Kwasnicki – Project Coordinator, Public Works

DATE: September 25, 2023

SUBJECT: P20-239-A4 Gatlin Pointe Phase II
Traffic Generation, Stacking & Circulation Approval

This application and Traffic Report prepared by MacKenzie Engineering & Planning, Inc. dated August 23, 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.

The proposed site plan amendment is to add the 3rd and 4th building to the shopping plaza. The traffic concerns were reviewed and accepted as part of the Special Exception Use submittal through Resolution 22-R123.

The Phase II development adds 218 PM Peak hour trips to the proposed driveways. These trips are divided over 2 driveways with in and out movements. A right turn lane is proposed at the Gatlin Blvd driveway. A full median opening along Gatlin Blvd is being constructed at SW East Calabria Circle to allow better access to the driveway along the side street.

Sufficient drive thru stacking was displayed with the previous approval for the Special Exception Use. Traffic trips can also utilize the existing driveways for the existing plaza to the west that this plaza will connect to.