



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



MEMORANDUM

TO: Bianca Lee – Planner I, Planning & Zoning

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

DATE: January 13, 2022

SUBJECT: P21-219 Verano South POD G – Model Row
Traffic Generation, Stacking & Circulation Approval

This application and Traffic Report prepared by MacKenzie Engineering & Planning, Inc dated November 15, 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 proposed site plan is contained within the previously approved Verano South POD "G" – Plat 1 which is Resolution 21-R16 approved on 2/8/2021. No additional traffic impact is anticipated by this site plan.

In regards to the future roadway commitments, no additional roadway requirements are triggered at this time. As of November 2021, Verano had a total of 2,019 total PM Peak trips. The next roadway trigger is at 5,023 total PM Peak hour trips per the Verano DRI. The next roadway requirement will be for a 2 lane extension of Crosstown Parkway to North-South A. Discussions for the construction of this roadway portion are already underway and we will be receiving construction plans very soon, prior to the number of traffic trips within the DRI triggering the requirement.