



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



**MEMORANDUM**

TO: Daniel Robinson – Planner I, Planning & Zoning

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

DATE: February 2, 2022

SUBJECT: P21-265 Riverland Parcel B- Plat 7  
Traffic Generation & Circulation Approval

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This application and Traffic Report prepared by PTC Transportation Consultants dated September 8, 2020 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.

As of 1/28/22, approximately 1,719 Building permits have been let in the Riverland development which results in 679 PM Peak trips utilizing age restricted trip counts. The next roadway to be required within the Riverland DRI is Community Blvd. from E/W 2 going south to E/W 3 (Marshall Parkway). This trigger within the Riverland DRI is at 700 dwelling units or 828 PM Peak hour trips whichever comes later.

However, currently construction has already started on this piece of roadway bringing Community Blvd south to Marshall Parkway. This is ahead of the DRI requirement.