



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



MEMORANDUM

TO: Francis Forman, Planning & Zoning

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

DATE: January 24, 2023

SUBJECT: P22-263 Southern Grove – Anglo Retail/Office
Traffic Generation, Stacking & Circulation Approval

This application and Traffic Statement prepared by Velcon Engineering & Surveying, LLC dated December 1, 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.

Per the ITE Trip Generation Manual, 11th edition, this particular development as a Land Use of Strip Center Less than 40,000 SF predicts a generation of 149 PM Peak Hour trips. The exact percentage of different uses for the building is unknown at this time but the proposed configuration is considered to be conservative. The trips are divided over both in and out bound vehicles over the 2 driveways, therefore no turn lanes are required at this time.

The developer acknowledges that future development utilizing the same entrances could trigger the right turn lane requirements.