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City of Port St. Lucie

PUBLIC WORKS DEPARTMENT

Accredited Agency - American Public Works Association



MEMORANDUM

TO: Bridget Kean, AICP - Planning & Zoning

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

FROM: Clyde Cuffy, P.E. - Public Works

DATE: August 1, 2023

SUBJECT: P23-045, Western Grove – 5A Cadence Phase III Final Plat
Traffic Generation, Stacking & Circulation Approval

This application and Traffic Statement prepared by MacKenzie Engineering & Planning, Inc. dated June 9, 2023 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 Phase 3 is for the next 120 single family lots within the Cadence Subdivision of Western Grove. This phase was previously approved as part of the preliminary plat process under resolution 21-R49. The 120 lots will generate approximately 118 PM Peak Hour trips according to the ITE Trip Generation Manual, 11th edition. The addition of this 120 lots will bring the total approved lots for construction in the Cadence subdivision to 440 single family lots.

The next roadway obligation within the Western Grove DRI is for the 2 lane extension of Tradition Parkway to North-South A. This is triggered at 756 PM Peak trips or 900 dwelling units, whichever comes later. Regardless, Mattamy has currently constructed this roadway extension and at 4 lanes instead of 2 lanes. Only a few punch list items remain prior to this roadway portion being complete.