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City of Port St. Lucie

PUBLIC WORKS DEPARTMENT

Accredited Agency - American Public Works Association



MEMORANDUM

TO: Daniel Robinson, Planner III/Code Compliance Liaison, Planning & Zoning

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

DATE: August 30, 2023

SUBJECT: P22-294 Verano South POD D, Plat 6
Traffic Generation, Stacking & Circulation Approval

This application and Traffic Statement prepared by Cotleur & Hearing dated March 10, 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.

This plat has been reviewed in accordance with the latest Verano DRI and found to be consistent with the approved conditions.

The estimated PM Peak Trip count for the Verano development is approximately 2,523 as of July 2023. The total proposed dwelling units for the entire Verano DRI is 7,046 dwelling units resulting in a potential of 8,230 PM Peak hour trips at buildout.

The DRI commitment for the extension of Crosstown Parkway to North-South A is triggered at 5,023 PM Peak Trips however the construction plans are already under review. North-South A construction is triggered by the first residential certificate of occupancy west of the North-South A roadway. The construction plans for the first portion of North-South A are also already under review.