

February 25, 2021

Ms. Bridget Kean, AICP
Senior Planner
Planning and Zoning Department
City of Port St. Lucie

RE: P20-244 The Lucie at Tradition - Traffic Impact Statement

Dear Ms. Kean:

In support of the Site Plan Application for the above proposed multi-family development project , I am pleased to provide this Traffic Impact Statement.

The 15.85 site is located within the 33.75-acre Parcel 3 of the Southern Groves MPUD. The balance of Parcel 3 has been developed as a stormwater retention tract that does not generate any traffic. According to the Southern Grove MPUD, the Mixed-Use category allows multi-family residential development within Parcel 3.

The proposed development proposes 264 multi-family dwelling units.

The trip generation associated with this project is presented in accordance with the *ITE Trip Generation Manual, 10th Edition*:

Land Use	ITE Code	Intensity	Daily Trips	Peak Hour -- AM			Peak Hour -- PM		
				Total	In	Out	Total	In	Out
Apartments	220	264 DU	1,932	121	27	94	148	93	55

The project has two driveway entrances: the main entrance at SW Innovation Way connecting to **SW Village Parkway** is expected to experience 80% of the trips generated, while the entrance at **SW Community Boulevard** will experience 20% of the trips generated. **Tradition Parkway** is the main arterial serving the project.

The following level of service of the roads serving the site is reported in the St. Lucie TPO Fall/Winter 2019/2020 Traffic Counts and Level of Service Report:

Tradition Parkway	From Village Pkwy to W I-95	36,500 AADT LOS C
SW Village Parkway	From Discovery Way to Tradition Pkwy	14,000 AADT LOS C
SW Community Boulevard	From Westcliffe Ln to Tradition Pkwy	5,317 AADT LOS C

The Southern Groves MPUD contemplated this mixed-use development on this site, and the roadway network was master planned to accommodate the future traffic from this site. The collector and arterial roads serving the site are operating well within their planned capacity.

Respectfully submitted,

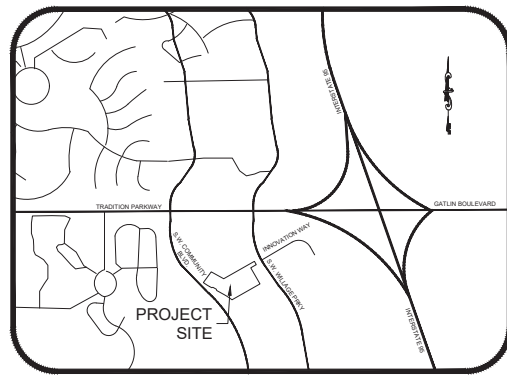
Octavio "Oats" Reis, P.E. | Sr. Project Manager | Principal



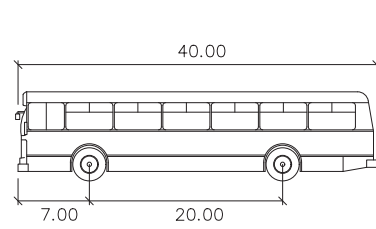
7881 SW Ellipse Way, Stuart, FL 34997

Office: 772.283-1413 | direct: 772.678.4330 | mobile: 772.485.0856 | fax: 772.220.7881

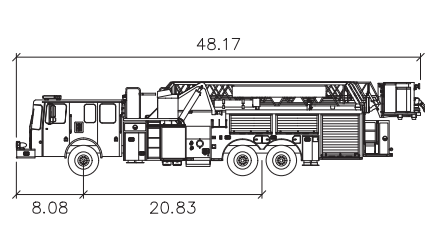
oreis@bowmanconsulting.com | bowmanconsulting.com |   



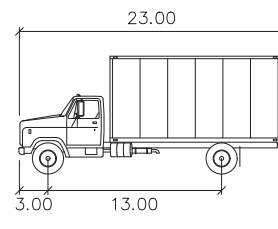
LOCATION MAP
N.T.S.



S-BUS-40
feet
Width : 8.00
Track : 8.00
Lock to Lock Time : 6.0
Steering Angle : 34.4



Smeal Platform MM 100ft
feet
Width : 8.33
Track : 7.92
Lock to Lock Time : 6.0
Steering Angle : 45.0



UPS TRUCK WB-13
feet
Width : 8.00
Track : 8.00
Lock to Lock Time : 6.0
Steering Angle : 31.8

Owner / Developer
SC Bodner Company, Inc.
9075 N. Meridian Street
Indianapolis, IN 46260
Phone: (317) 536-2000

TRACT 2
SOUTHERN GROVE PLAT NO. 21
(P.B. 75, PG. 1)

26.24 ACRES

ST. LUCIE COUNTY PUBLIC RECORDS

OWNER: CONTINENTAL 409 FUND LLC

PARCEL ID: 4315-613-001-005-6

ZONING: MASTER PLANNED UNIT DEVELOPMENT (MPUD)

LAND USE: NCD

TRACT 1
SOUTHERN GROVE
PLAT NO. 21
(P.B. 75, PG. 1)

ST. LUCIE COUNTY PUBLIC RECORDS

OWNER: MATTAMY PALM BEACH LLC

PARCEL ID: 4315-610-001-004-9

ZONING: MASTER PLANNED UNIT DEVELOPMENT (MPUD)

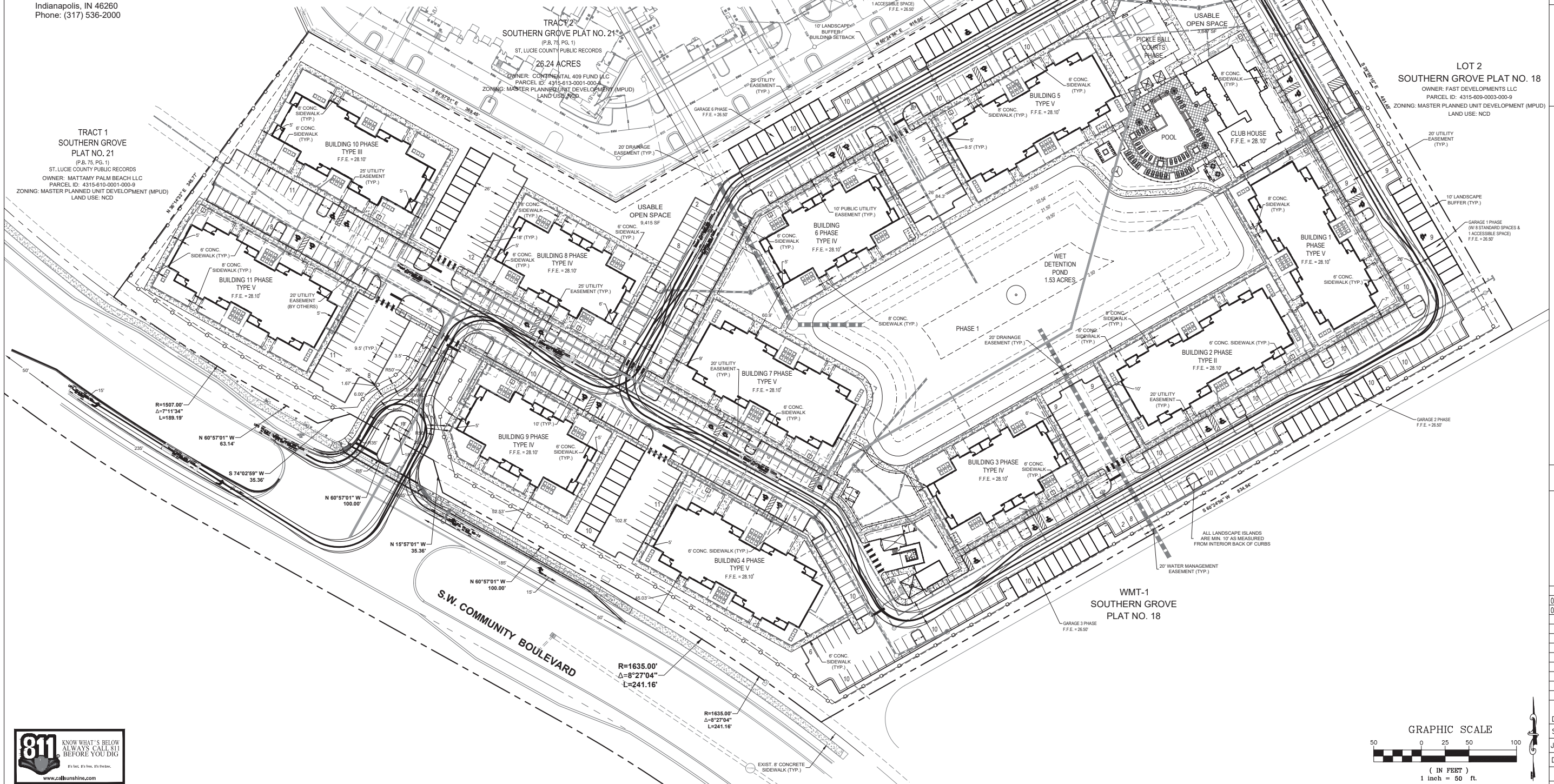
LAND USE: NCD

LOT 2
SOUTHERN GROVE PLAT NO. 18
OWNER: FAST DEVELOPMENTS LLC

PARCEL ID: 4315-609-003-000-9

ZONING: MASTER PLANNED UNIT DEVELOPMENT (MPUD)

LAND USE: NCD

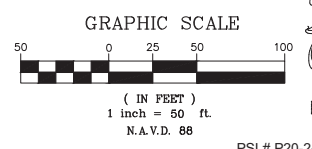


THE LUCIE AT TRADITION
APARTMENT COMPLEX
VEHICLE ROUTE PLAN

BODNER TRADITION
PSLUS# 5396
PSLUS# P20-244

Octavio 'Oats' Reis, P.E.
Lic # 65661
PLAN STATUS
02/04/21 SPRC COMMENTS
02/10/21 SPRC COMMENTS

DATE	DESCRIPTION
JOB DESIGN	JOB DRAWN
JOB DESIGN	OR CHKD
SCALE 1" = 50'	
JOB No. 010745-00-001	
DATE DECEMBER 02, 2020	



PSL# P20-244
PSLUS# 5396
SHEET T1



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FLORIDA

PORT ST. LUCIE