



To: Kori Benton, AICP
Planning Manager
St. Lucie County Planning & Development Services

From: Alex Memering, P.E.
Kimley-Horn and Associates, Inc. ARM

Date: June 27, 2025

Re: **Selvitz Phase 1 (Symphony Lakes)
Final Review of Traffic Impact Analysis**

Kimley-Horn has reviewed the traffic impact study (revised May 2025) prepared by MacKenzie Engineering & Planning, Inc. related to the above-mentioned project. The development consists of 286 single family homes. The project is located north of Midway Road, west of I-95 in St. Lucie County.

The total trip generation potential results in 2,653 daily, 194 AM peak hour (49 entering / 145 exiting), and 267 PM peak hour (168 entering / 99 exiting) net new trips. Access to the site is proposed on Selvitz Road via one (1) proposed full driveway connection.

An intersection analysis was conducted to evaluate the V/C ratio and level of service. Signal timing adjustments are recommended due to background traffic; however, no intersection deficiencies were identified under buildout conditions.

A segment analysis determined that all roadways within the study area are expected to operate within acceptable volume-to-capacity (v/c) ratios.

Ingress left and right-turn lanes are recommended at the project driveway on Selvitz Road.

Thank you for the opportunity to assist St. Lucie County in reviewing this project. Please contact us if you have any questions or need additional information.