



Electronic Signature Report

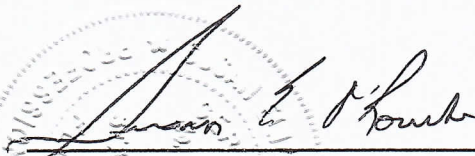
Project Name: 500 Stadium Business Center

Job Number: SR21061.0

<u>500 Stadium Business Center Traffic Statement</u>	<u>11</u>
DOCUMENT NAME	# OF SHEETS

Includes: Report, Attachment 1 – Site Plan, Attachment 2 – Trip Generation, and Attachment 3 – Driveway Volumes

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SIGNATURE/SEAL  
  
Susan E O'Rourke, PE  
\_\_\_\_\_  
NAME

42684  
\_\_\_\_\_  
LICENSE NUMBER

11/10/2021  
\_\_\_\_\_  
DATE



June 15, 2021  
Revised October 22, 2021  
Revised November 10, 2021

Mr. George Kelly  
460 Peacock Business Center, LLC  
1935 Commerce Lane, Suite 5  
Jupiter, FL 33458

**RE: 500 Stadium Business Center - Traffic Statement**

Dear Mr. Kelly:

O' Rourke Engineering & Planning has completed the traffic statement and access analysis for the proposed warehouse project for the 3.12-acre parcel located on NW Peacock Boulevard North of NW Stadium Dr within the Saint Lucie West (SLW) services District City of Port St. Lucie, Florida.

All traffic statements for commercial development must be in compliance with Policy #19-01pwd. As such this Traffic Statement addresses each component. In accordance with Policy 160.80, the project meets concurrency as part of a component of an approved DRI. This use generates 164 daily trips which is less than 1000 trips per day and therefore an extensive Traffic Impact Study is not required in accordance with *Policy 155.057*. Therefore, this traffic statement focuses on the trip generation and the driveway analysis. The steps in the analysis are presented herein.

**Project Description**

The proposed project consists of 6,336 square feet of office and 28,720 square feet of warehouse. The proposed location of the site is within the approved St. Lucie West Development of Regional Impact (DRI) along Peacock Boulevard therefore concurrency is addressed in accordance with *Policy 160.80*. **Attachment 1** illustrates the project site plan. In order to estimate the trip generation associated with the project, ITE Trip Generation, 10<sup>th</sup> Edition rates for peak hour of the generator were used. **Attachment 2** summarizes the project trip generation.

As shown there will be an estimated 164 daily trips, 48 AM peak hour trips and 99 PM peak hour trips.

## Driveway Volumes

The site will contain two driveways. One is full access on NW Peacock Boulevard and one is right-in/ right- out on NW Stadium Drive The number of driveways along Northwest Peacock Boulevard and Stadium Drive are in accordance with *Policy 158.22(3)*. **Attachment 3** illustrates the project volumes. A northbound left turn lane will be constructed. The minimum length is 185 feet for a 40 mph posted speed. The HCS indicated a queue of 0.1 vehicle. The total turn lane length required is 188 feet. The placement of the driveways is in compliance with Section 158.222 of the City of Port St. Lucie Land Development Regulations. These standards regulate the number of driveways permitted for a site, their minimum and maximum widths based on overall function, and spacing and separation between nearby driveways, intersections, and property lines.

## Traffic Stacking/ Management Plan

This proposed project has no uses that will require stacking on site or a management plan. The project complies with *Policy 158.221*

## Traffic Circulation

O'Rourke Engineering & Planning has reviewed the on-site circulation with the site planner such that no parking requires backing into public streets in accordance with *Policy 158.221* and all components of the site can be reached via internal circulation in accord with *Policy 156.095*.

## Conclusion

The proposed project will have a very low impact on the roadway network. The two driveways will serve the needs of the project. Policy 19-01 is addressed as summarized below.

## Overall Project Conformity to PSL PWD Policy #19-01 Traffic Related Items

Policy Category	Policy Code Reference/[Code Section Title]	Topic	Notes Regarding Conformance to Policy Requirement
Traffic Study and Traffic Generation	156.057 [Sec 156.057 Required Submission Documents Checklist]	TIA>1,000 TPD Establish Turn lane trip Gen on Site Plan	Turning lanes proposed for NBL at Driveway 2. Refer to Site Plan for trip generation.
Traffic Study and Traffic Generation	158.222(3) * [Sec 158.222 Access Standards, Sidewalks, and Bikepaths]	Number of Driveways	The number and location of project driveways is in compliance.
Traffic Study and	160.80 (C)	Concurrency	Project is part of the Saint Lucie West DRI.

Traffic Generation	[ <i>Transportation Circulation</i> ]		Traffic concurrency is addressed as a function of the DRI. (Page 1)
Traffic Stacking and/or Management Plan	158.221 (I) [Sec Off-Street Parking and Lighting; Handicapped Parking Spaces	Stacking Requirements and Queue Lengths	The project has no uses requiring dedicated stacking areas. Analysis demonstrates no queues at the driveways for vehicle entering the site.
Traffic Circulation	156.095 [Commercial and Industrial Driveways and Internal Circulation]	Accessibility to all portions of site via internal circulation	The site plan has adequate internal circulation. Refer to Site Plan for continuity of access internal to the site.
Traffic Circulation	158.221 (B)(2) [Sec Off-Street Parking and Lighting; Handicapped Parking Spaces	Parking Area No backing and street internal maneuvers	All Parking Circulation occurs on site.

\*158.222(3) as referenced in the policy is not listed in Municode but is taken instead as referencing 158.222(B (3)) for the purposes of this table.

If you have any questions or comments, please give me a call.

Respectfully,  
**O'Rourke Engineering & Planning**



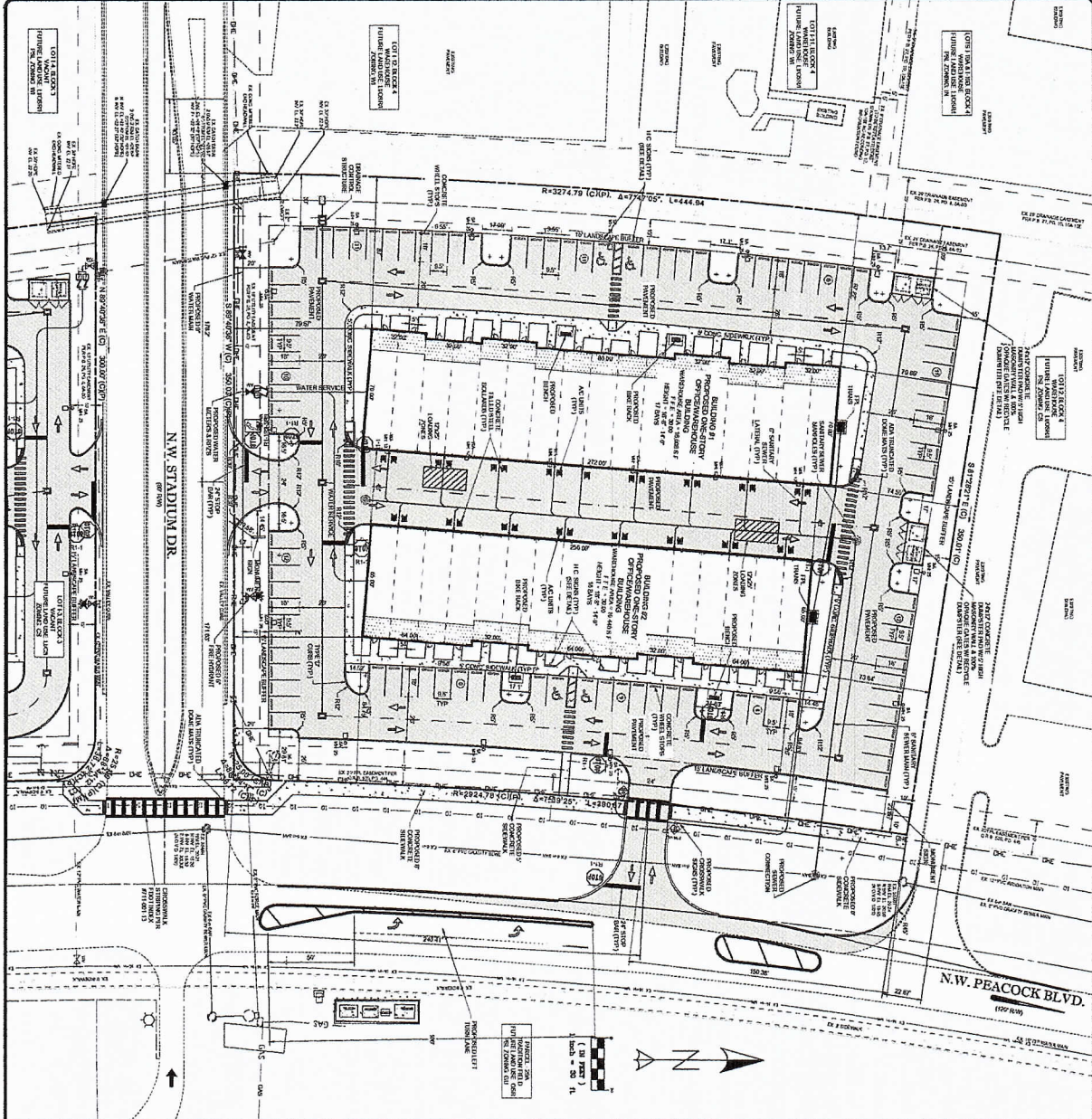
**Susan E. O'Rourke, P.E.**  
**President**

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 SE Seminole Street Stuart, Florida 34994 (772) 781-7918	Susan E O'Rourke State of Florida, Professional Engineer, License No. 42684  This Document has been electronically signed and sealed by Susan E O'Rourke, PE on 11/10/2021 using a <b>SHA</b> authentication code.  Printed copies of this document are not considered signed and sealed and the <b>SHA</b> authentication code must be verified on any electronic copies.
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**ATTACHMENT 1**

**Site Plan**

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**LOCATION MAP**  
SCALE: 1" = 400'

**GENERAL NOTES**

1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
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**PSL PROJECT NO.**  
P21-138

**811**  
Call before you dig  
811-1-800-4-A-DAWN

**500 STADIUM BUSINESS CENTER**

**500 NW STADIUM DRIVE**

**SITE PLAN**

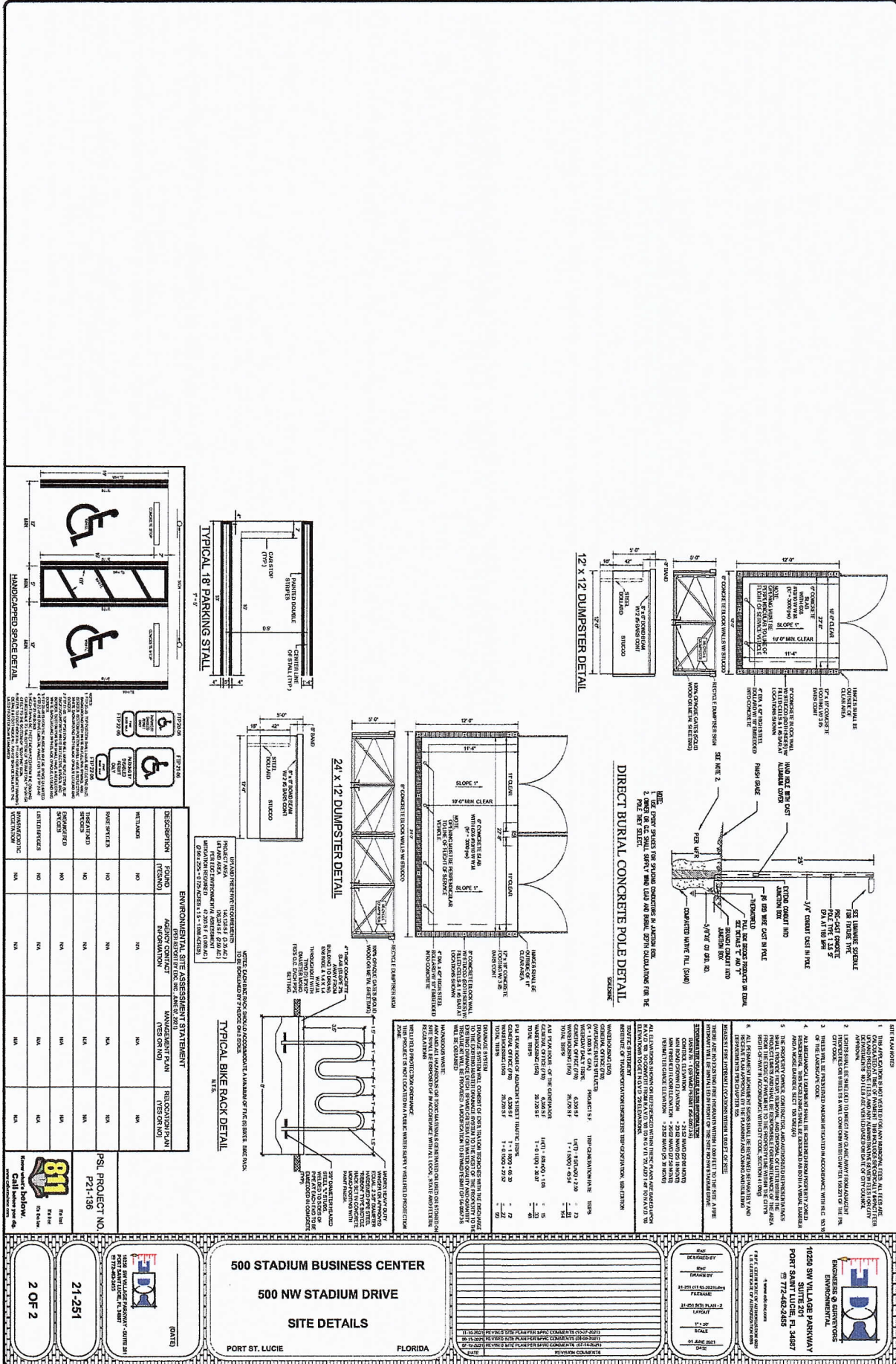
PORT ST. LUCIE FLORIDA

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**ED**  
ENGINEERS & ARCHITECTS  
ENVIRONMENTAL  
DESIGN

10268 SW VILLAGE PARKWAY  
SUITE 201, FL 34987  
PORT ST. LUCIE, FL 34987  
TEL: 772-462-5454

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**ATTACHMENT 2**

**Trip Generation**



**Table 1 - Trip Generation**

**Table 1a: Daily**

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
General Office	710	6,336	Sft	$\text{Ln}(T) = 0.97\text{Ln}(X) + 2.50$	50%	50%	37	36	73
Warehousing	150	28,720	Sft	$T = 1.58(X) + 45.54$	50%	50%	46	45	91
<b>TOTALS</b>							<b>83</b>	<b>81</b>	<b>164</b>

Source: ITE 10th Edition Trip Generation Rates

**Table 1b: AM Peak Hour**

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
General Office	710	6,336	Sft	$\text{Ln}(T) = 0.88 \text{Ln}(X) + 1.06$	88%	12%	13	2	15
Warehousing	150	28,720	Sft	$T = 0.11(X) + 30.07$	65%	35%	21	12	33
<b>TOTALS</b>							<b>34</b>	<b>14</b>	<b>48</b>

Source: ITE 10th Edition Trip Generation Rates

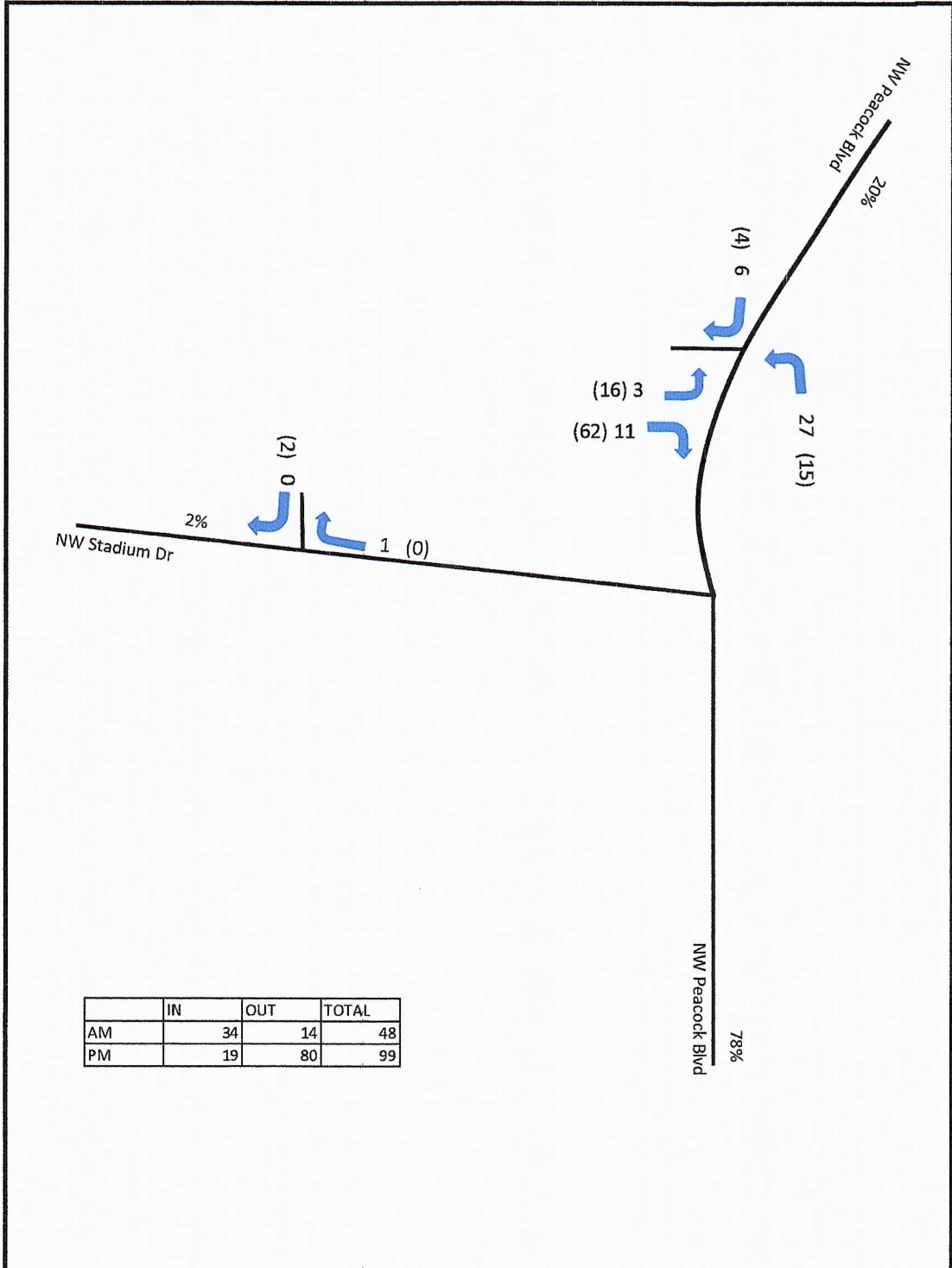
**Table 1c: PM Peak Hour**

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
General Office	710	6,336	Sft	$T = 1.1(X) + 65.39$	18%	82%	13	59	72
Warehousing	150	28,720	Sft	$T = 0.15(X) + 22.52$	24%	76%	6	21	27
<b>TOTALS</b>							<b>19</b>	<b>80</b>	<b>99</b>

Source: ITE 10th Edition Trip Generation Rates

**ATTACHMENT 3**

**Driveway Data**



**O'ROURKE**  
ENGINEERING & PLANNING

NTS 22 SE Seminole Street  
Stuart, FL, 34994

Job #: SR 21061.0      Date: 11/08/2021

**Legend**

XX (XX) = AM (PM)  
XX % = Project assignment

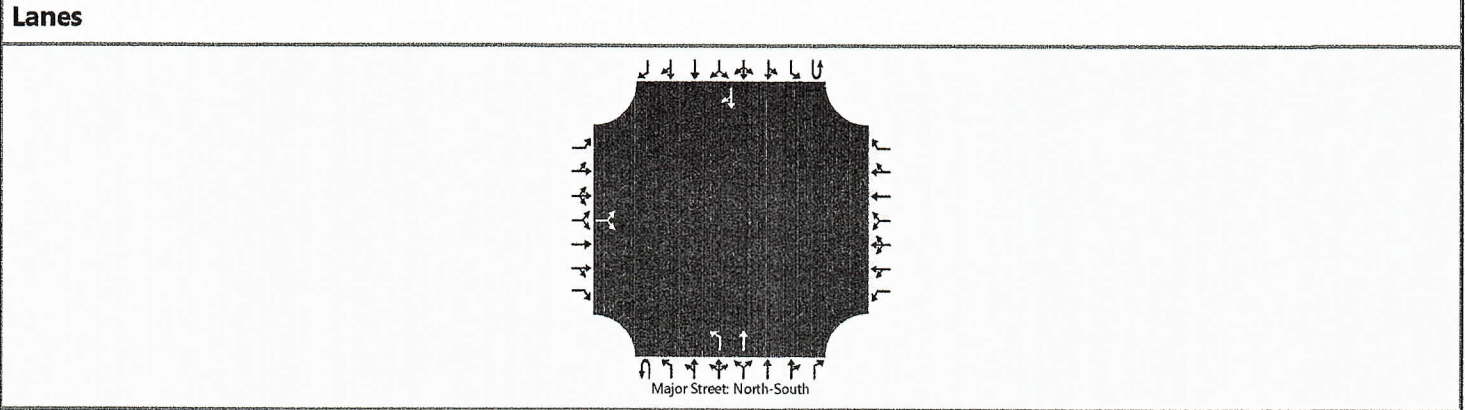
**Attachment 3**

**Driveway Volumes**

**Stadium Business Center 2**

# HCS7 Two-Way Stop-Control Report

General Information				Site Information			
Analyst	SOR			Intersection	Peacock and Driveway 2		
Agency/Co.	O'Rourke Engineering & Pl			Jurisdiction	St. Lucie County		
Date Performed	11/08/2021			East/West Street	Driveway 2		
Analysis Year	2024			North/South Street	Peacock		
Time Analyzed	AM Peak Hour			Peak Hour Factor	0.95		
Intersection Orientation	North-South			Analysis Time Period (hrs)	0.25		
Project Description	500 Stadium Business Center						



**Vehicle Volumes and Adjustments**

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement																
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	1	1	0	0	0	1	0
Configuration			LR							L	T					TR
Volume (veh/h)		3		11						27	710				710	6
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type   Storage		Undivided														

**Critical and Follow-up Headways**

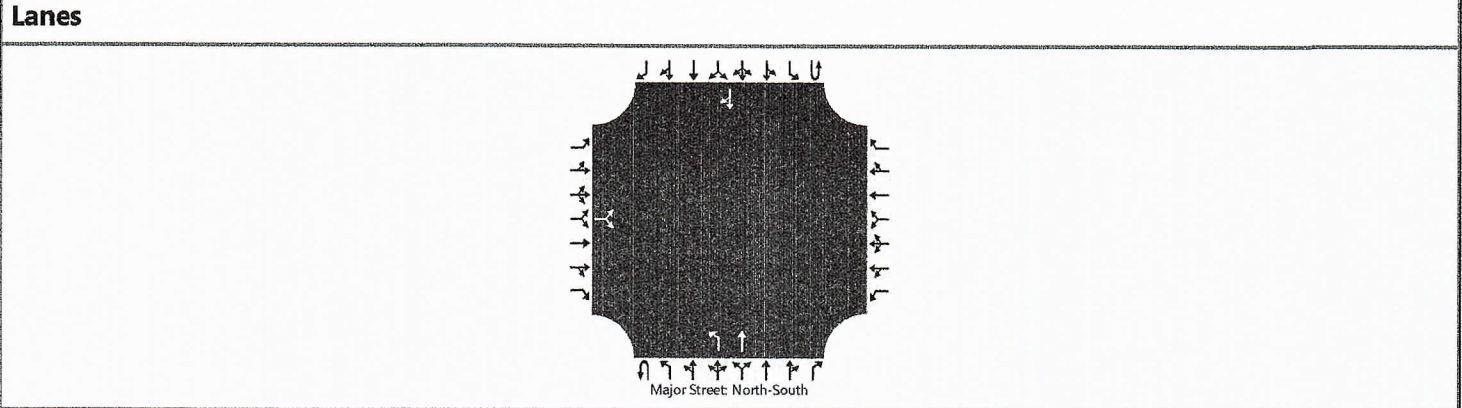
Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.43		6.23						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

**Delay, Queue Length, and Level of Service**

Flow Rate, v (veh/h)			15							28						
Capacity, c (veh/h)			269							852						
v/c Ratio			0.05							0.03						
95% Queue Length, Q <sub>95</sub> (veh)			0.2							0.1						
Control Delay (s/veh)			19.1							9.4						
Level of Service (LOS)			C							A						
Approach Delay (s/veh)		19.1								0.3						
Approach LOS		C								A						

# HCS7 Two-Way Stop-Control Report

General Information				Site Information			
Analyst	SOR			Intersection	Peacock and Driveway 2		
Agency/Co.	O'Rourke Engineering & PI			Jurisdiction	St. Lucie County		
Date Performed	11/08/2021			East/West Street	Driveway 2		
Analysis Year	2024			North/South Street	Peacock		
Time Analyzed	PM Peak Hour			Peak Hour Factor	0.95		
Intersection Orientation	North-South			Analysis Time Period (hrs)	0.25		
Project Description	500 Stadium Business Center						



**Vehicle Volumes and Adjustments**

Approach	Eastbound				Westbound				Northbound				Southbound				
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R	
Movement																	
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6	
Number of Lanes		0	1	0		0	0	0	0	1	1	0	0	0	1	0	
Configuration			LR							L	T					TR	
Volume (veh/h)		16		62						15	581				581	4	
Percent Heavy Vehicles (%)		3		3						3							
Proportion Time Blocked																	
Percent Grade (%)		0															
Right Turn Channelized																	
Median Type   Storage		Undivided															

**Critical and Follow-up Headways**

Base Critical Headway (sec)		7.1		6.2						4.1							
Critical Headway (sec)		6.43		6.23						4.13							
Base Follow-Up Headway (sec)		3.5		3.3						2.2							
Follow-Up Headway (sec)		3.53		3.33						2.23							

**Delay, Queue Length, and Level of Service**

Flow Rate, v (veh/h)			82							16							
Capacity, c (veh/h)			366							959							
v/c Ratio			0.22							0.02							
95% Queue Length, Q <sub>95</sub> (veh)			0.8							0.1							
Control Delay (s/veh)			17.6							8.8							
Level of Service (LOS)			C							A							
Approach Delay (s/veh)		17.6								0.2							
Approach LOS		C															