

Electronic Signature Report

Project Name: 500 Stadium Business	<u>s Center</u>	
Job Number: <u>SR21061.0</u>		
500 Stadium Business Center Traffic	Statement	11
DOCUMENT NAME		# OF SHEETS
Includes: Report, Attachment 1 – Sit Attachment 3 – Driveway Volumes	e Plan, Attachment 2 – Tr	ip Generation, and
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Susan E O'Rourke, PE		
NAME		
42684		
LICENSE NUMBER		
11/10/2021		
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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, 10th 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	Topic	Notes Regarding Conformance to Policy
	Reference/[Code		Requirement
	Section Title]		
Traffic Study and	156.057 [Sec	TIA>1,000	Turning lanes proposed for NBL at
Traffic Generation	156.057 Required	TPD Establish	Driveway 2. Refer to Site Plan for trip
	Submission	Turn lane trip	generation.
	Documents	Gen on Site	
	Checklist]	Plan	
Traffic Study and	158.222(3) * [Sec	Number of	The number and location of project
Traffic Generation	158.222 Access	Driveways	driveways is in compliance.
	Standards,		
	Sidewalks, and		
	Bikepaths]		
Traffic Study and	160.80 (C)	Concurrency	Project is part of the Saint Lucie West DRI.

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

^{*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

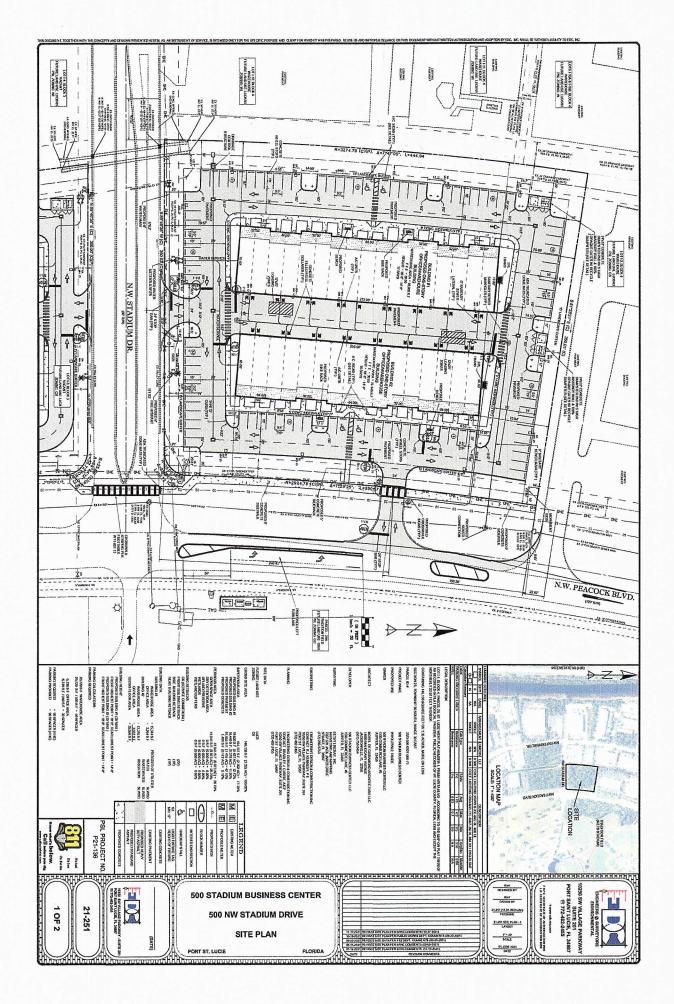
Susan E. O'Rourke, P.E.

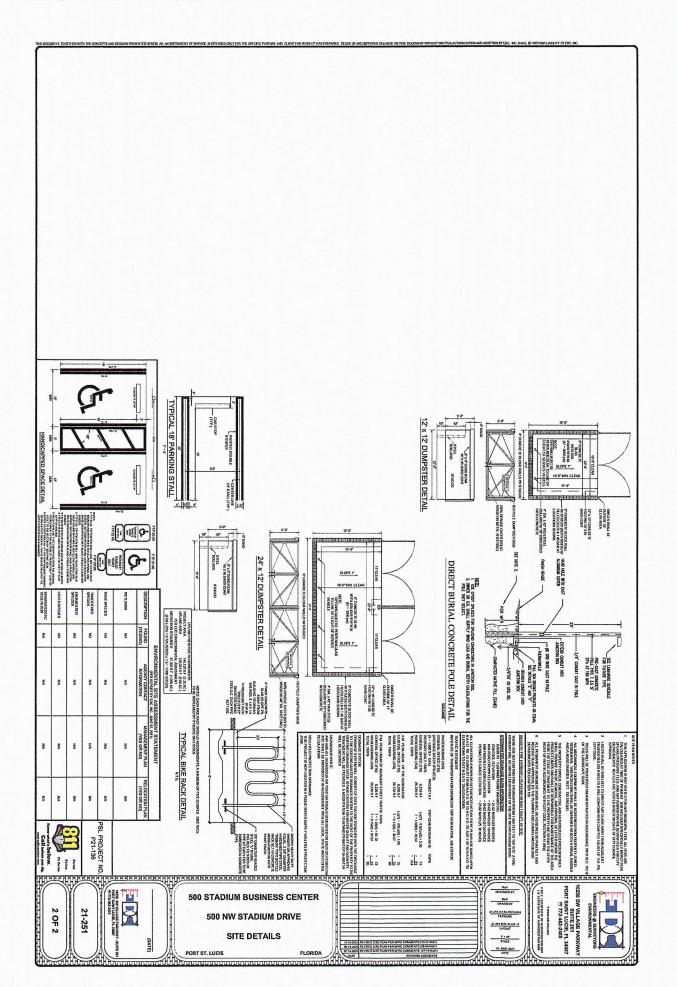
President

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

ATTACHMENT 1

Site Plan





ATTACHMENT 2

Trip Generation

Table 1 - Trip Generation

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directio	nal Split	Gross Trips			
	112 0040	x x x x x x x x x x x x x x x x x x x	Circo	TAP COMMITTEE TABLE	In	Out	In	Out	Total	
General Office	710	6,336	Sft	Ln(T) = 0.97Ln(X) + 2.50	50%	50%	37	36	73	
Warehousing	150	28,720	Sft	T = 1.58(X) + 45.54	50%	50%	46	45	91	
TOTALS							83	81	164	

Source: ITE 10th Edition Trip Generation Rates

Table 1b: AM Peak Hour

Land Use	ITE Code Intensity U	Units	Trip Generation Rate	Directio	nal Split	Gross Trips			
General Office		•		•	In	Out	In	Out	Total
General Office	710	6,336	Sft	Ln(T) = 0.88 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
TOTALS							34	14	48

Source: ITE 10th Edition Trip Generation Rates

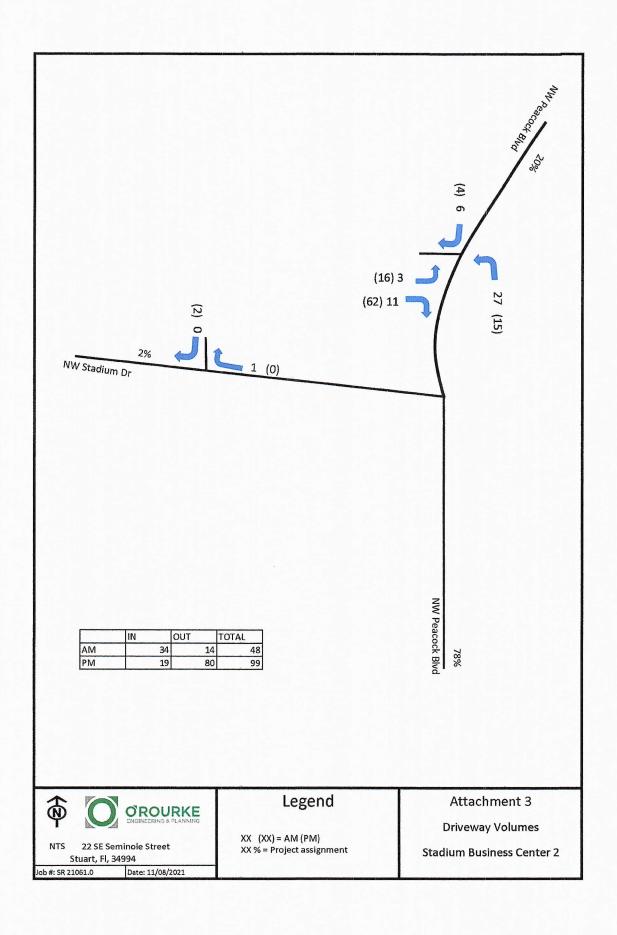
Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directio	nal Split	Gross Trips			
General Office					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	
TOTALS							19	80	99	

Source: ITE 10th Edition Trip Generation Rates

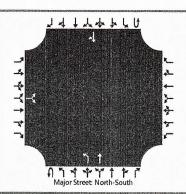
ATTACHMENT 3

Driveway Data



	HCS7 Two-Way	y Stop-Control Report	
General Information	Notice and the state of the second state of th	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	organismostatismosta. Ome custaman i empleson frameta ducarronalisma attenda data decida publishba	MTGABATETER ITS MARKET EIN AUTHER GEOGRES MED MEN MEN MEN SAME EIN AUS HELT AUS HELT HELT AUTHER HELT AUTHER MEN MEN MEN MEN HELT MEN

Lanes

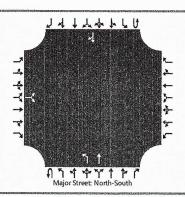


Vehicle Volumes and Adjustments

Approach		Eastb	ound		Westbound			Northbound				Southbound				
Movement	U	L	Т	R	U	L	Т	R	U	L	Т	R	U	L	Т	R
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	Т					TR
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Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		()									A STATE OF THE STA			Accommendation	190000000000000000000000000000000000000
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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					
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