



**STEPHEN COOPER, P.E.  
& ASSOCIATES, INC.**

~CONSULTING ENGINEER~

- CIVIL ENGINEERING • SITE PLANNING • ENVIRONMENTAL PERMITTING

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FLORIDA CERTIFICATE OF AUTHORIZATION No. 00008856

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December 28, 2020

Bolivar Gomez, Planner  
City of Port St. Lucie  
Planning and Zoning Department  
PSL Blvd  
PSL, FL

RE: Pacific Star Warehouse – PSL P-06-391-A1  
Traffic Statement

Dear Mr. Gomez;

Per your request, please allow this letter to serve as the needed traffic statement to provide reasonable assurance the proposed project will not have significant offsite impacts due to increased traffic.

The project is part of the St. Lucie West, DRI. The proposed 10,900 sf office/warehouse was accounted for in the original traffic analysis completed years ago for the overall DRI development order. Therefore, traffic concurrency is addressed.

The proposed 10,200 sf warehouse includes 1,200 sf office and 9,000 sf warehouse. Based on the uses outlined in the publication; ITE Trip Generation, 10<sup>th</sup> Edition, the closest use would be Light Industrial (ITE Code 110). Using ITE TripGen software (10<sup>th</sup> Ed), the proposed 10,200 sf facility would generate 51 Average Daily Trips (ADT). AM Peak hour predicts 7 trips (6 in/1 out) and the PM Peak Hour predicts 6 trips (0 in/6 out).

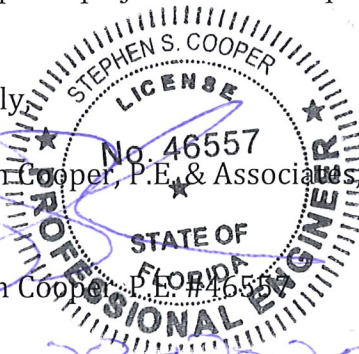
The proposed project includes internal access with no new driveways proposed on the adjacent public roadway. The above predicted traffic trips would be applied to the existing driveway as depicted on the site plan.

The proposed project is not anticipated to have a significant adverse impact on the adjacent road system.

Sincerely,

Stephen Cooper, P.E. & Associates, Inc.

Stephen Cooper, P.E.



12-28-2020