



O'ROURKE
ENGINEERING & PLANNING

May 19, 2020
Revised August 12, 2020

Mr. Alejandro Zurita
Land America, LLC
C/O Pugliese Company
Pugliese Corporate Center
101 Pugliese's Way, Suite 200
Delray Beach, FL 33444

RE: Saint Lucie West- Lot 8 Traffic Statement

Dear Mr. Zurita:

O' Rourke Engineering & Planning has completed the traffic statement and access analysis for the proposed warehouse project for lot 8 located on Northwest Mercantile Place (35 Mph posted speed limit) 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 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 35,490 square feet of warehouse and 4,500 square feet of office use. The proposed location of the site is within the approved St. Lucie West Development of Regional Impact (DRI) along NW Mercantile Place 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 were used. **Attachment 2** summarizes the project trip generation. As shown there will be an estimated 169 daily trips, 37 AM peak hour trips and 13 PM peak hour trips.

Driveway Volumes

The site will contain two full access driveways. The number of driveways along Northwest Mercantile Place are in accordance with *Policy 158.22(3)*. **Attachment 3** illustrates the project volumes. The volumes are so low that turn lanes are not required. 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 full access driveways will serve the needs of the project. Policy 19-01 is addressed as summarized below.

Table 1- 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 not required for project based on analysis in this report. 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 Traffic Generation	160.80 (C) [Transportation Circulation]	Concurrency	Project is part of the Saint Lucie West DRI. Traffic concurrency is addressed as a function of the DRI.
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.

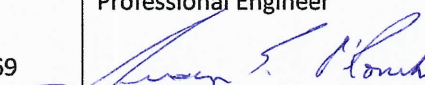
Respectfully,

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	Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 8/12/2020 License #: 42684
---	---

Attachment 2 - 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	4,500	Sft	$\text{Ln}(T) = 0.97\text{Ln}(X) + 2.50$	50%	50%	26	26	52
Warehousing	150	35,490	Sft	$T = 1.58(X) + 45.54$	50%	50%	51	51	102
TOTALS							77	77	154

Source: ITE 10th Edition Trip Generation Rates

Table 1b: AM Peak Hour

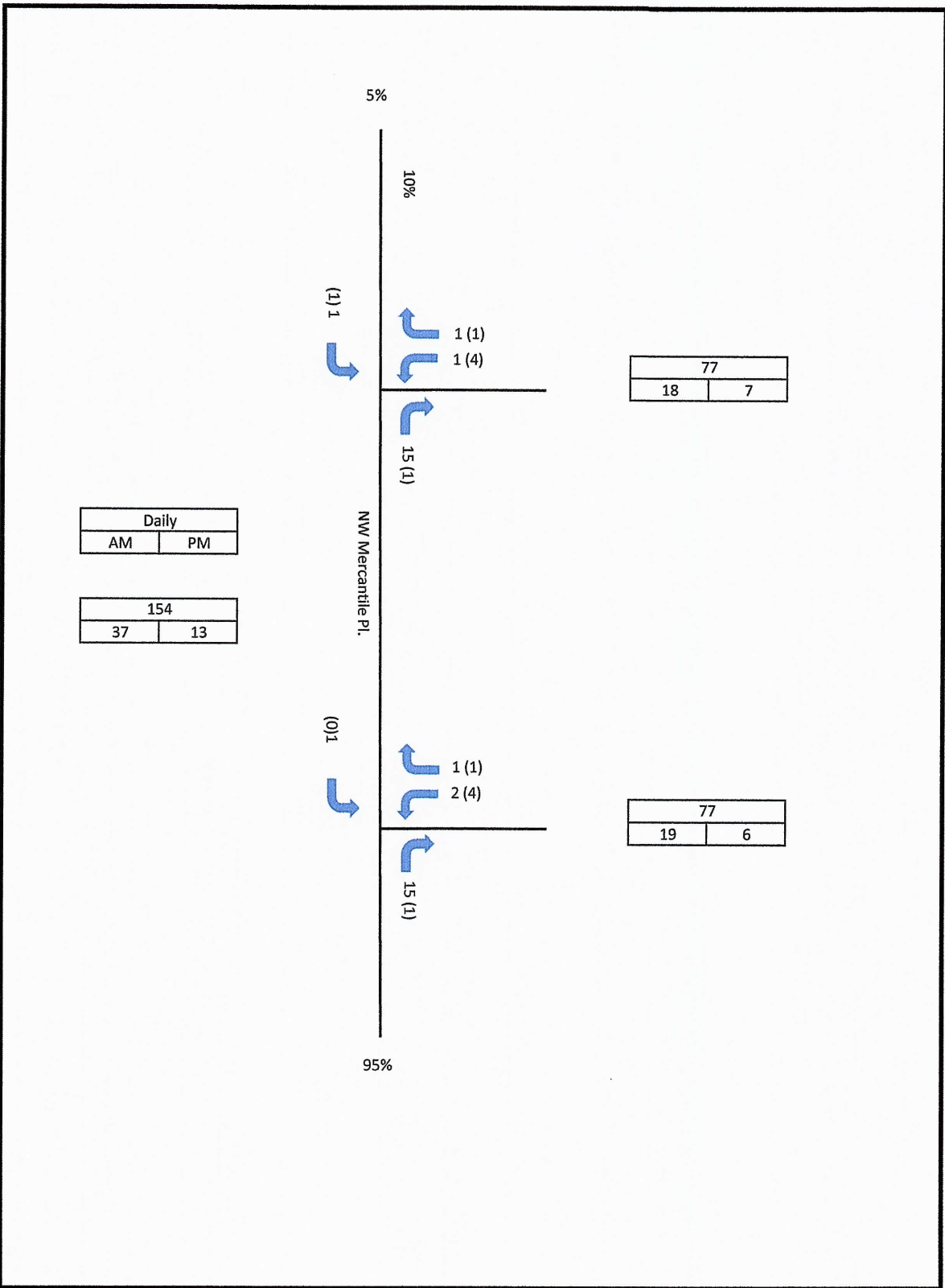
Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
General Office	710	4,500	Sft	$T = 0.94(X) + 26.49$	86%	14%	27	4	31
Warehousing	150	35,490	Sft	$T = 0.17(X)$	77%	23%	5	1	6
TOTALS							32	5	37

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	4,500	Sft	$\text{Ln}(T) = 0.95\text{Ln}(X) + 0.36$	16%	84%	1	5	6
Warehousing	150	35,490	Sft	$T = 0.19(X)$	27%	73%	2	5	7
-	-	-	-				-	-	
TOTALS							3	10	13

Source: ITE 10th Edition Trip Generation Rates






NTS 22 SE Seminole Street
 Stuart, Fl, 34994

Job #: _____ Date: _____

Legend

XX (XX) = AM (PM)

Attachment 3

Driveway Volumes

SLW Lot 8