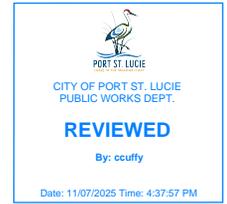




October 6, 2025

Sent via e-mail: psesta@haleyward.com

Patricia "Trish" Sesta, Senior Planner
 HALEY WARD
 10250 SW Village Parkway, Suite 201
 Port Saint Lucie, Florida 34987



Re: TCC Tract B • Site Plan Amendment
SOUTHERN GROVE DRI
Traffic Impact Statement
Parcel ID: 4315-804-0003-010-1

Dear Trish,

JFO Group Inc. has been retained to evaluate a traffic impact analysis to determine compliance with City of Port St Lucie ULDC standards associated with the Site Plan application for a 68,890 SF Warehouse/Office development on 5.86 Acres.

The *TCC Tract B* property is located just east of SW Village Pkwy, ±1.5 miles south of Tradition Pkwy in the City of Port Saint Lucie, Florida. Figure 1 shows the project location in relation to the transportation network. Parcel ID associated with this project is 4315-804-0003-010-1. A copy of the property appraiser information for the site is included as Exhibit 1. Exhibit 2 includes a copy of the plat while Exhibit 3 includes a copy of the proposed site plan.

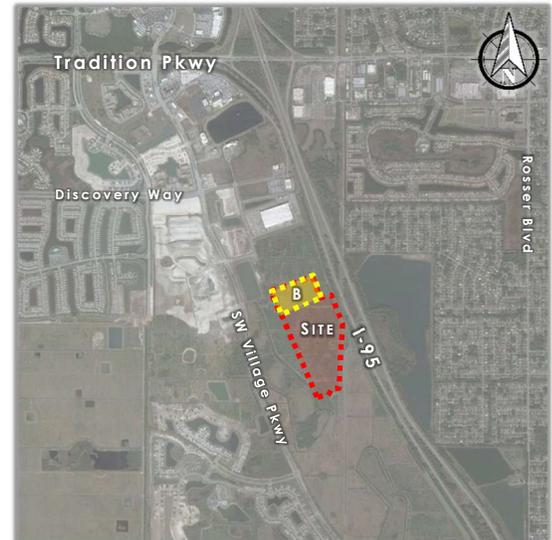


Figure 1 : Project Location

Project traffic potentially generated by the existing and proposed project was calculated using the Institute of Transportation Engineers (ITE) publication *Trip Generation Manual, 12th Edition*. When fitted curve equations were not available, weighted average rates were used. Similarly, when data plots had at least 20 data points and a fitted curve equation with an R² of at least 0.75, fitted curve equations were used. Exhibit 4 includes an excerpt from the ITE Trip Generation manual for the trip generation equations used in this analysis. Table 1 shows the equations used in order to determine the trip generation for Daily, AM, and PM peak hour conditions.

Table 1: Trip Generation Rates

Land Use	ITE Code	Daily Trip Gen.	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
PEAK HOUR OF ADJACENT STREET TRAFFIC [TRAFFIC CONCURRENCY]								
Warehousing	150	1.38	77%	23%	0.12	28%	72%	0.15
General Office	710	T = 6.18(X) + 207.96	88%	12%	T = 1.12(X) + 19.95	16%	84%	T = 0.99(X) + 31.14
PEAK HOUR OF GENERATOR [DRIVEWAY VOLUMES AS REQUIRED BY THE CITY]								
Warehousing	150	1.38	70%	30%	0.15	34%	66%	0.17
General Office ¹	710	T = 6.18(X) + 207.96	88%	12%	T = 1.12(X) + 19.95	16%	84%	T = 0.99(X) + 31.14

¹ITE LU 710 does not include Peak Hour of Generator. Therefore, Peak Hour of Adjacent Street was used.

Table 2 summarizes the net Daily, AM, and PM peak trips potentially generated by the proposed development. According to Table 2, the net Daily, AM and PM peak trips potentially generated due to the proposed development are 452, 60 (52 In/8 Out) and 68 (12 In/56 Out) trips respectively. One (1) full driveway along the western property boundary on SW Tom Mackie Blvd is proposed and two (2) future internal driveways are proposed along the southern property line. As typically required by the City, Peak Hour of Generator trips were used to calculate driveway volumes.

Table 2: Trip Generation

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
PEAK HOUR OF ADJACENT STREET TRAFFIC [TRAFFIC CONCURRENCY]								
Warehousing	37,854 ¹ SF	52	4	1	5	2	4	6
General Office Building	31,036 ² SF	400	48	7	55	10	52	62
Σ	68,890 SF	452	52	8	60	12	56	68
PEAK HOUR OF GENERATOR [DRIVEWAY VOLUMES AS TYPICALLY REQUIRED BY THE CITY]								
Warehousing	37,854 ¹ SF	52	5	1	6	2	4	6
General Office Building	31,036 ² SF	400	48	7	55	10	52	62
Σ	68,890 SF	452	53	8	61	12	56	68

¹=18,927+18,927. ²=3,908+3,908+23,220

Figures 2 and 3 provide Daily, AM and PM peak hour of Generator driveway volumes for the TCC Tract B property.

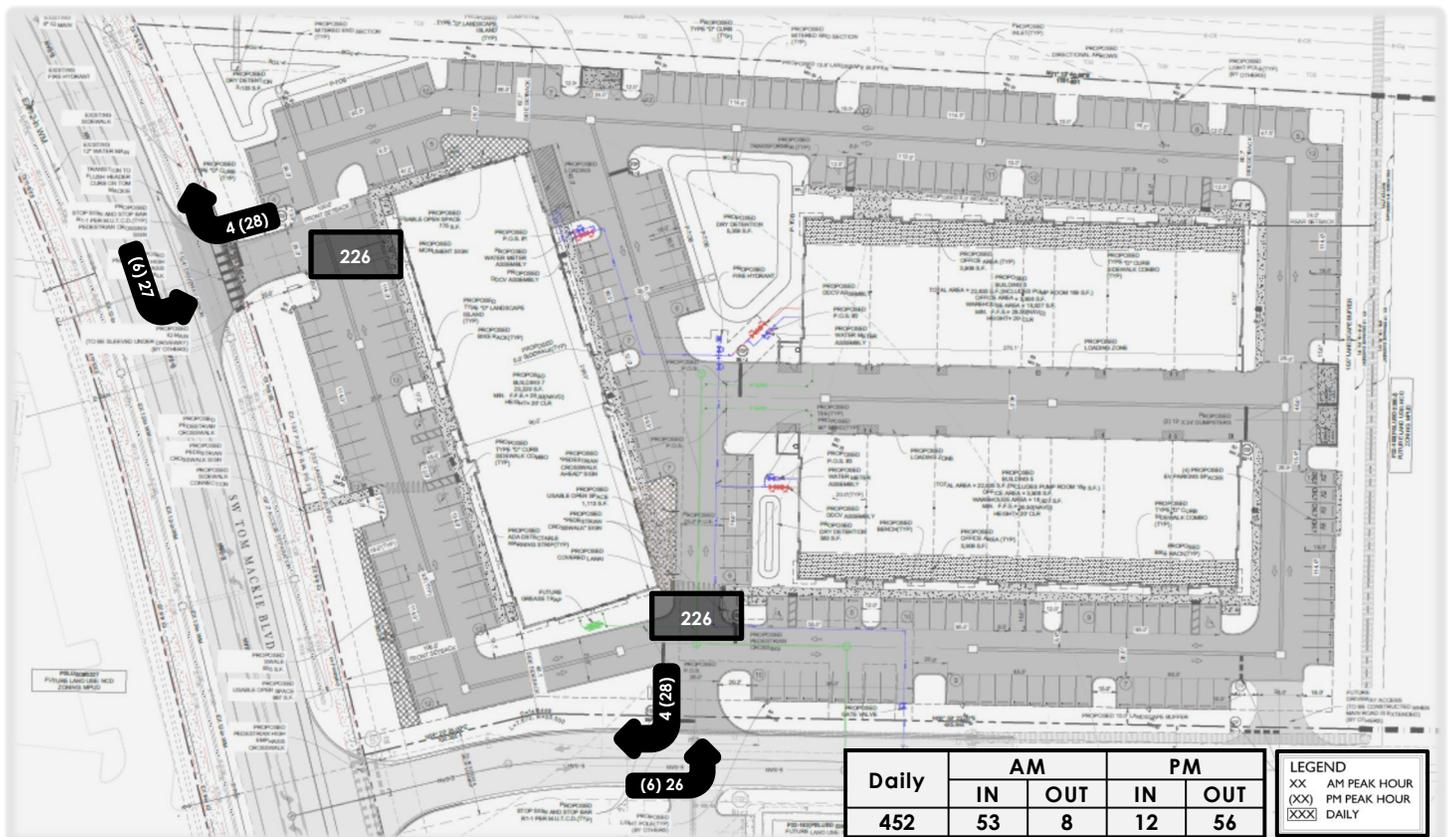


Figure 2: Project Driveway Volumes W/O SW Tom Mackie Blvd Extension to Hegener Dr

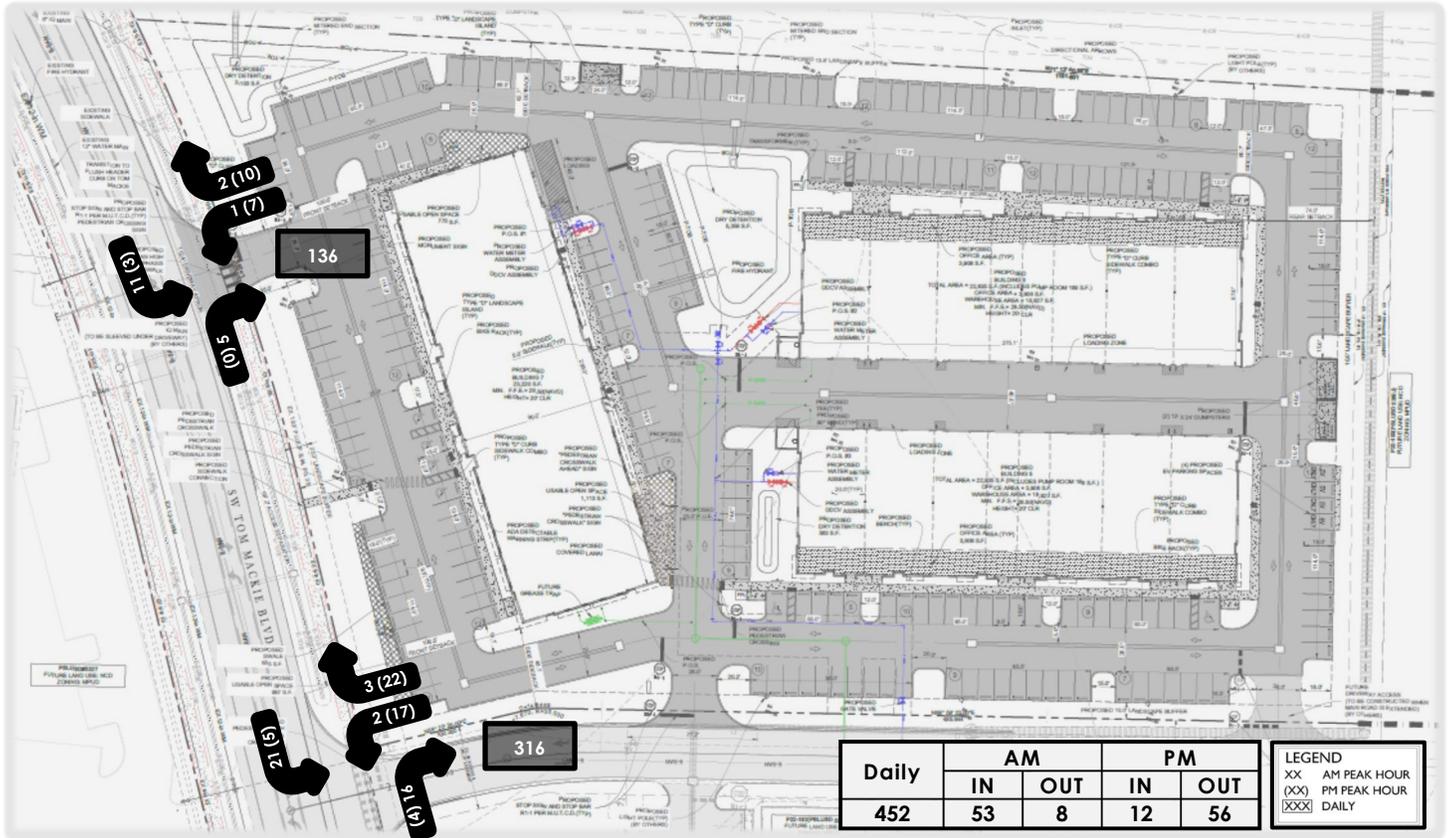


Figure 3: Project Driveway Volumes W/ SW Tom Mackie Blvd Extension to Hegener Dr

According to the City of Port St Lucie Engineering standards, exclusive right turn lanes for driveways are required when the operational aspects of the driveway meet the volume and speed criteria presented in Table 8-5 of Section 8.12.7, where a traffic study indicates that the LOS is degraded by the proposed development, or where required for safety reasons even though the peak hour turn volumes may be lower than specified in Table 8-5. SW Tom Mackie Blvd in front of the subject site will have a design speed of 40 MPH and a posted speed limit of 30 MPH. Consequently, based on the posted speed limit, right turn lanes are warranted on unsignalized driveways when the number of right turns per hour are 80-125¹.

Likewise, according to the City of Port St Lucie Engineering standards, exclusive left turn lanes for driveways are required whenever a driveway is served by a median opening; on a two-lane road, on curves, or whenever speeds are forty-five mph and greater; where a traffic study shows that the LOS is degraded by the proposed traffic; and when warranted by the NCHRP Report 745 analysis and Report 279. Southbound left movements are proposed to be allowed at the driveways located on SW Tom Mackie Blvd which is being designed with a 40 MPH speed limit.

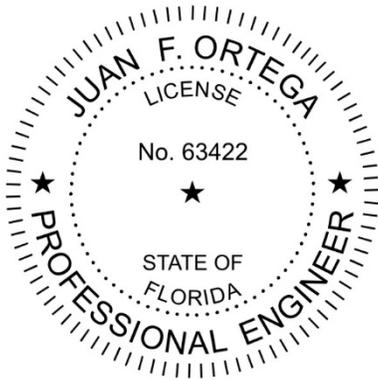
Given the driveway volumes shown on Figure 3 and the City of Port St Lucie Engineering standards, exclusive right turn lanes will not be required at the project driveway, even when assuming the office component of the warehouses as General Office. On the other hand, as required by the City, a continuous two-way left-turn lane (TWLTL) will be built in front of the site.

¹ The lower threshold of eighty right turn vehicles per hour would be most used for higher volume (greater than 600 vehicles per hour, per lane in one direction on the major roadway) or two-lane roads where lateral movement is restricted. The 125 right turn vehicles per hour upper threshold would be most appropriate on lower volume roadways, multilane highways, or driveways with a large entry radius (fifty feet or greater).

As part of a conservative analysis and as typically requested by the City, the proposed 68,890 SF Warehouse/Office development was divided into 37,854 SF Warehouse and 31,036 SF Office for trip generation purposes. The net Daily, AM and PM Peak Hour trips potentially generated due to the proposed 68,890 SF Warehouse/Office development at the TCC Tract B property are 452, 60 (52 In/8 Out) and 68 (12 In/56 Out) trips respectively. Likewise, the AM and PM peak trips during the peak hour of generator are 61 (53 In/8 Out) and 68 (12 In/56 Out) trips respectively. Traffic concurrency for this site is vested through the Southern Grove DRI².

Sincerely,

JFO GROUP INC
COA Number 32276



- Enclosures:
- Exhibit 1: Property Appraiser Information
 - Exhibit 2: Plat
 - Exhibit 3: Site Plan
 - Exhibit 4: ITE Trip Generation Rates

² According to the Treasure Coast Regional Planning Council (2021), the Southern Grove DRI included ±3,600 acres originally approved for 7,400 residential units, 3.7 million SF of retail, 2.4 million SF of office, 2.5 million SF of research and development, 4.6 million SF of warehouse/industrial, nearly 800 hotel rooms, and a 300-bed hospital.

This item has been electronically signed and sealed by Dr. Juan F. Ortega, PE on October 6, 2025, using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Ownership

PSL 1850 LLC
 3710 Buckeye ST Ste 100
 Palm Beach Gardens, FL 33410-4290

Current Values

Just/Market value:	\$1,629,100
Assessed value:	\$1,616,560
Exemption value:	\$0
Taxable value:	\$1,616,560

Important

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Links

- Taxes for this parcel: [SLC Tax Collector's Office](#)
 Download TRIM for this Parcel: [Download PDF](#)
[File for homestead exemptions.](#)
[View associated Tax Map.](#)
[Report Homestead Fraud on this parcel.](#)

Property Identification

Site Address:	TBD
Sec/Town/Range:	22/37S/39E
Parcel ID:	4315-804-0003-010-1
Jurisdiction:	Port Saint Lucie
Land Use Code:	4000 - VCNT INDUS
Account #:	199905
Map ID:	43/22N
Zoning:	Master Pla



Legal Description

SOUTHERN GROVE PLAT NO. 40 (PB 102-39) A PORTION OF PARCEL 1 BEING MPDAF: COMMENCE AT SW NW COR OF SAID PARCEL 1, SAID COR BEING THE INTERSECTION OF THE E R/W LI OF HEGENER DRIVE AND THE N LI OF SAID PARCEL 1, TH N 71 12 40 E, ALONG SAID N LI 733.73 FT, TH S 21 00 38 E 373.86 FT, TH S 68 59 22 W 485.67 FT TO THE BEG OF A CURVE CONC SE, R OF 30 FT, TH WLY ALG SAID CURVE 7.67 FT, TH S 54 20 26 W 100.36 FT TO THE E R/W LI OF HEGENER DRIVE, TH N 35 39 34 W 163.65 FT TO THE BEG OF A CURVE CONC SW, R OF 1400 FT, TH NLY ALG SAID CURVE 289.26 FT TO THE POB (5.86 AC - 255,143 SF) (OR 4882-1546)

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	5.86
Land Size (SF):	255,143

Map



Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

[Sources/links:](#)

This Page Intentionally Left Blank

NOTE:

DESCRIPTION NOT
VALID WITHOUT
SKETCH.

THIS IS NOT A SURVEY

DESCRIPTION:

PROPOSED TRACT "B" OF THE PROPOSED PLAT OF SOUTHERN GROVE PLAT NO. 42, ALSO BEING A PORTION OF PARCEL 1, ACCORDING TO THE PLAT OF SOUTHERN GROVE PLAT NO. 40, AS RECORDED IN PLAT BOOK 102, PAGE 39, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL 1, SAID CORNER BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF HEGENER DRIVE (A 100.00-FOOT-WIDE RIGHT-OF-WAY, AS SHOWN IN PLAT BOOK 84, PAGE 35, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA) AND THE NORTH LINE OF SAID PARCEL 1; THENCE NORTH 71°12'40" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 733.73 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 21°00'38" EAST, A DISTANCE OF 373.86 FEET; THENCE SOUTH 68°59'22" WEST, A DISTANCE OF 485.67 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 30.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°38'56", AN ARC DISTANCE OF 7.67 FEET TO A POINT OF TANGENCY; THENCE SOUTH 54°20'26" WEST, A DISTANCE OF 100.36 FEET TO THE AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF HEGENER DRIVE; THENCE NORTH 35°39'34" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 163.65 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1,400.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°50'17", AN ARC DISTANCE OF 289.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.86 ACRES (255,144.87 SQUARE FEET), MORE OR LESS.

Michael T. Owen
 MICHAEL T. OWEN
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA REGISTRATION #5556

8/12/2022
 SIGNATURE DATE

SKETCH & DESCRIPTION OF:
PROPOSED TRACT "B"
SOUTHERN GROVE PLAT NO. 42

PREPARED FOR:
TRADITION COMMERCE PARK

PORT SAINT LUCIE OFFICE
10250 SW VILLAGE PARKWAY
SUITE 201
PORT SAINT LUCIE, FL 34987
☎ 772-462-2455
🌐 www.edc-inc.com



REVISIONS

THIS IS NOT A SURVEY

INTENDED DISPLAY SCALE

0 150

Scale in feet
1 Inch = 150 Feet



ABBREVIATION LEGEND

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- P.O.T. POINT OF TERMINUS
- O.R.B. OFFICIAL RECORD BOOK
- P.B. PLAT BOOK
- PG. PAGE
- R/W RIGHT OF WAY
- CL CENTER LINE
- S/D SUBDIVISION
- NR NOT RADIAL

NOTES:

1. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE PARCEL 1 AND BASED ON THE LINE LABELED HEREON AS (BEARING BASIS), ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. THIS SKETCH AND DESCRIPTION IS FOR THE EXCLUSIVE PURPOSE OF DESCRIBING THE PARCEL OR STRIP OF LAND SHOWN AND IS NOT A BOUNDARY SURVEY.

WATER
MANAGEMENT
TRACT-1
SOUTHERN GROVE
PLAT NO. 32
P.B. 90, PG. 12

NORTH LINE PARCEL 1

PARCEL 1
SOUTHERN GROVE PLAT NO. 40
P.B. 102, PG. 39

S21°00'38"E 373.86'

S68°59'22"W 485.67'

N71°12'40"E 733.73'

TRACT "B"
5.86 ACRES

L=7.67' R=30.00'
Δ=14°38'56"

S54°20'26"W 100.36'

N35°39'34"W
163.65'

L=289.26' R=1400.00'
Δ=1°50'17"

40.00' WATER
MANAGEMENT EASEMENT
(PLAT BOOK 71, PAGE 35)

P.O.B.
N.W. CORNER
PARCEL 1

EAST RIGHT-OF-WAY LINE

HEGENER DRIVE
(100.00' R/W - P.B. 84, PG. 35)

SKETCH & DESCRIPTION OF:
PROPOSED TRACT "B"
SOUTHERN GROVE PLAT NO. 42

PREPARED FOR:

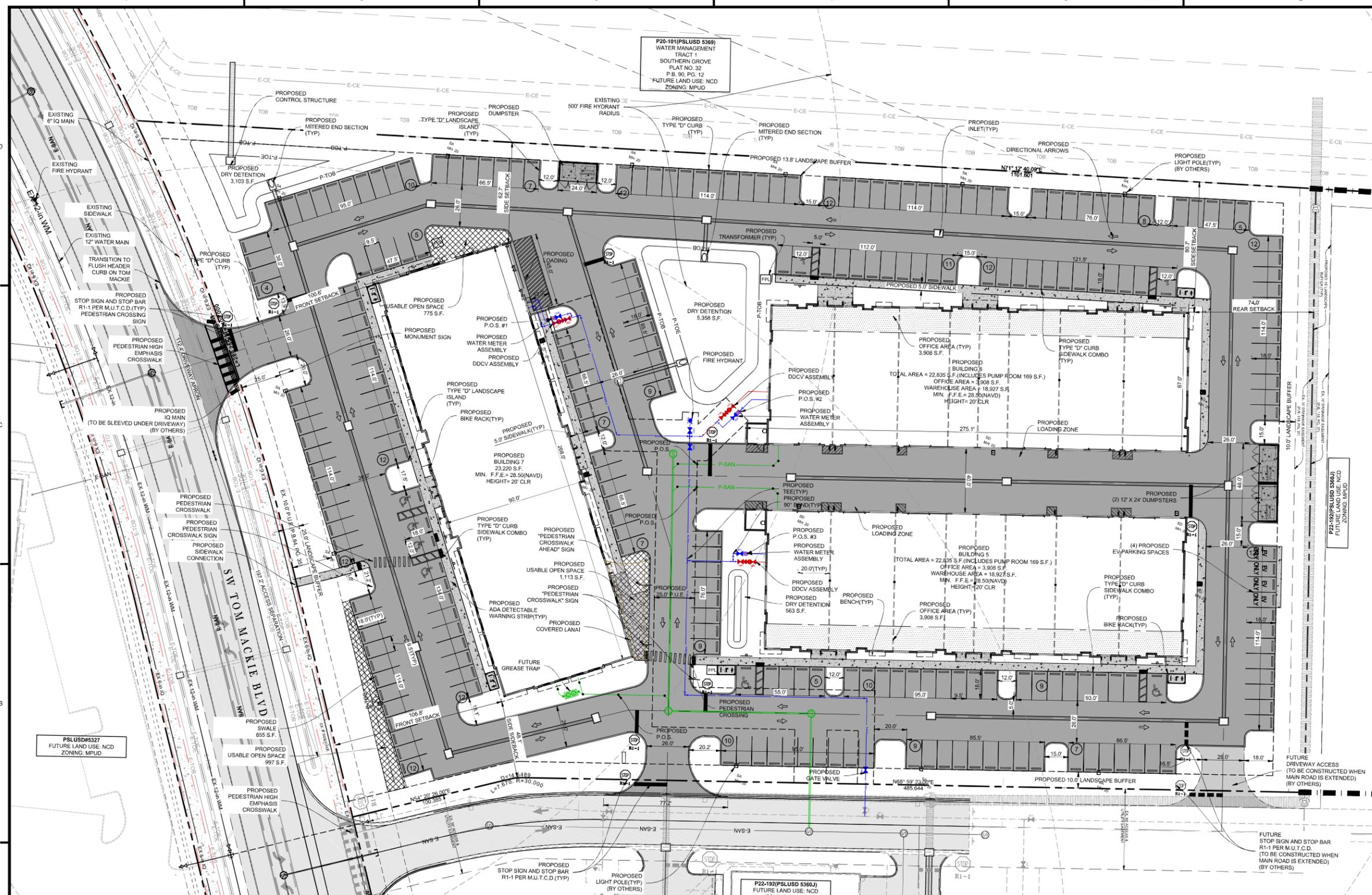
TRADITION COMMERCE PARK

PORT SAINT LUCIE OFFICE
10250 SW VILLAGE PARKWAY
SUITE 201
PORT SAINT LUCIE, FL 34987
☎ 772-462-2455
🌐 www.edc-inc.com



ENGINEERS & SURVEYORS
ENVIRONMENTAL
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

REVISIONS



VICINITY MAP
SCALE: 1:1,000

SITE DATA
LEGAL DESCRIPTION
TRACT B AS SHOWN ON SOUTHERN GROVE PLAT NO. 42, AS RECORDED IN PLAT BOOK 119, PAGE 37 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA CONTAINING 5.86 ACRES, MORE OR LESS.

PARCEL ID #: 4315-804-0003-010-1

PROJECT NAME: TRADITION COMMERCE PARK

OWNER/SHIP: PSL 1850 LLC
3710 BUCKEYE ST STE 100
PALM BEACH GARDENS, FL 33414-4290

FUTURE LAND USE: NCD - NEW COMMUNITY DEVELOPMENT

ZONING: MPUD - MASTER PLANNED UNIT DEVELOPMENT

LAND SIZE: 253,751 S.F. (5.86 AC)

BUILDING DATA

GROSS SQUARE FOOTAGE	68,890 S.F.
PROPOSED BUILDING 5	22,835 S.F.
PROPOSED BUILDING 6	22,835 S.F.
PROPOSED BUILDING 7	23,220 S.F.

PROVIDER OF UTILITIES:
WATER: PSLUSD
WASTEWATER: PSLUSD
IRRIGATION: CDD

PARKING DATA

WAREHOUSING	18,927 S.F. @ (1 SPACE/1,000 S.F.)	19 SPACES
OFFICE	3,908 S.F. @ (1 SPACE/200 S.F.)	20 SPACES
WAREHOUSING	18,927 S.F. @ (1 SPACE/1,000 S.F.)	19 SPACES
OFFICE	3,908 S.F. @ (1 SPACE/200 S.F.)	20 SPACES
OFFICE	23,220 S.F. @ (1 SPACE/200 S.F.)	116 SPACES
TOTAL REQUIRED PARKING SPACES		194 SPACES (7 ADA)
STANDARD PARKING PROVIDED		239 SPACES (8 ADA)

STORMWATER DRAINAGE:
THE SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT WILL COLLECT SITE RUNOFF IN A SERIES OF INLETS WHICH WILL CONVEY THE RUNOFF TO OFFSITE DRAINAGE AREA.

SOLID WASTE:
BASED ON THE INTENDED USE OF THE BUILDING, THIS PROJECT WILL UTILIZE A DUMPSTER AREA FOR SOLID WASTE AND RECYCLABLE ITEMS.

HAZARDOUS WASTE:
ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

LANDSCAPE:
REFER TO LANDSCAPE PLAN BY OTHERS.

ACCESSIBILITY AND ADA COMPLIANCE:
ALL SIDEWALKS AND RAMPS WILL MEET FOOT AND ADA REQUIREMENTS.

NOTE:
ALL PSLUSD PIPES SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF 3' FROM ALL OTHER UNDERGROUND UTILITIES INCLUDING LIGHT POLES AND A VERTICAL SEPARATION OF AT LEAST 18" INCLUDING FOOTERS.

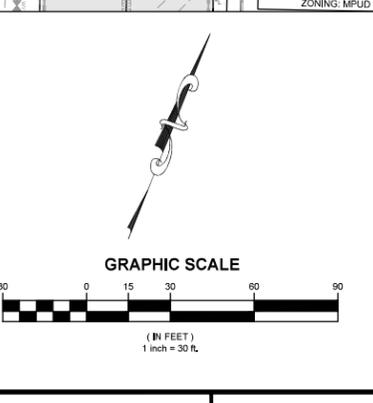
NEAREST FIRE HYDRANT LOCATIONS WITHIN 1,000 FT. OF SITE

- NORTHWEST CORNER OF PROPERTY WEST SIDE OF TOM MACKIE BLVD. 484 FEET
- THERE ARE 4 EXISTING FIRE HYDRANTS ALONG THE FRONT OF THE PROPERTY.

STORMWATER DRAINAGE BASIN INFORMATION
BASIN B (SFVMD PERMIT #56-103157-P)
CONTROL ELEVATION = 24.00 NAVD
MIN ROAD CROWN ELEVATION = 27.20 NAVD
MIN FINISHED FLOOR ELEVATION = 26.50 NAVD

ALL ELEVATIONS SHOWN OR REFERENCED WITHIN THESE PLANS ARE BASED UPON N.A.V.D. 88, TO CONVERT FROM N.A.V.D. 88 TO N.A.V.D. 79, ADD 1.46' TO N.A.V.D. 88 ELEVATIONS TO GET N.A.V.D. 79 ELEVATIONS.

- SITE PLAN NOTES:**
- THIS APPLICATION IS NOT VESTED FOR ANY MUNICIPAL FEES. ALL FEES ARE CALCULATED AT TIME OF PAYMENT. THIS INCLUDES SPECIFICALLY IMPACT FEES, UPLAND PRESERVE FEES, AND ANY ADMINISTRATIVE REVIEW FEES FOR CITY DEPARTMENTS. NO FEES ARE VESTED BASED ON DATE OF CITY COUNCIL APPROVAL.
 - LIGHTS SHALL BE SHIELDED TO DIRECT ANY GLARE AWAY FROM ADJACENT PROPERTIES OR STREETS & WILL CONFORM WITH CHAPTER 158.221 OF THE PSL CITY CODE.
 - TREES WILL BE PRESERVED AND/OR MITIGATED IN ACCORDANCE WITH SEC. 153.16 OF THE LANDSCAPE CODE.
 - ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW, UNLESS OTHERWISE PERMITTED THROUGH AN APPROVED VARIANCE FROM PSL.
 - THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECTION 41.08(g).
 - ALL PERMANENT MONUMENT SIGNS SHALL BE REVIEWED SEPARATELY AND RECEIVE PLAN APPROVAL BY THE PLANNING AND ZONING AND BUILDING DEPARTMENTS PER CHAPTER 155.



ZONING CODE FOR: MPUD (MASTER PLANNED UNIT DEVELOPMENT)

PER CODE	FRONT	YARD SETBACKS	REAR	SIDE	BUILDING COVERAGE	BUILDING HEIGHT	OPEN SPACE (LANDSCAPING)
25'	10'	10'	40% MAX.	120' MAX.	5% MIN.		
PROPOSED	100'	74'	48'	27.00%	38'		

ENVIRONMENTAL SITE ASSESSMENT STATEMENT

DESCRIPTION	FOUND (YES/NO)	AGENCY CONTACT INFORMATION	MANAGEMENT PLAN (YES/NO)	RELOCATION PLAN (YES/NO)
WETLANDS	NO			
RARE HABITAT	NO			
THREATENED SPECIES	NO			
ENDANGERED SPECIES	NO			
SPECIES OF SPECIAL CONCERN	NO			
INVASIVE EXOTIC VEGETATION	NO			

NOTE: PLEASE REFER TO THE ENVIRONMENTAL ASSESSMENT COMPLETED BY HALEYWARD ON AUG. 15, 2025.

VERTICAL DATUM NOTE:
ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) AND ARE GIVEN IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
*GENERAL ACCEPTED CONVERSION: NAVD * 1.475 = NAVD

NOTE:
THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE RIGHT-OF-WAY.

SITE AREA DATA

255,142 S.F.	5.86 AC	100.00%	
IMPERVIOUS DATA	192,429 S.F.	4.42 AC	75.42%
PROPOSED BUILDINGS	68,890 S.F.	1.58 AC	27.00%
PROPOSED WALKS/PATH PAVERS	9,338 S.F.	0.21 AC	3.66%
PROPOSED PAVEMENT	114,201 S.F.	2.62 AC	44.76%
PERVIOUS DATA	62,713 S.F.	1.44 AC	24.58%
OPEN SPACE	52,834 S.F.	1.21 AC	20.71%
PROPOSED DRY DETENTION	9,879 S.F.	0.23 AC	3.87%

LEGEND

	EXISTING METER		EXISTING UTILITY POLE
	PROPOSED SIGN		PROPOSED DRAINAGE INLET
	PROPOSED MITERED END SECTION		EXIST. DRAINAGE INLET
	HANDICAP PARKING SYMBOL		EXISTING STREET LIGHT
	EXISTING CONCRETE		PROPOSED LIGHT POLE (SINGLE)
	EXISTING PAVEMENT		DRAINAGE FLOW ARROW
	PROPOSED CONCRETE		PROPOSED LIGHT POLE (DOUBLE)
	PROPOSED PAVEMENT		PARKING STALL COUNT
			EXISTING DRAINAGE
			PROPOSED DRAINAGE PIPE

REV. DATE DESCRIPTION BY CHK.

DRAWING ISSUE STATUS

NOT FOR CONSTRUCTION

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
LAND PLANNING | INTERIOR DESIGN
10250 Village Parkway, Suite 201
Port Saint Lucie, Florida 34987
772.462.2455
WWW.HALEYWARD.COM

TCC TRACT B
PORT ST. LUCIE, FLORIDA

SITE PLAN AMENDMENT

DATE: 10/2/2025 SCALE: AS SHOWN

DRAWN BY: JLL DESIGNED BY: JLL CHECKED BY: JRH/RJK

PROJECT NO: 25-309 R13.DWG CERTIFICATE OF AUTHORIZATION NO: 32664

DRAWING NO: REV.

JR. HARRISON, P.E. (DATE) #82270
10250 BV VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

SP-101

This Page Intentionally Left Blank

Land Use: 150 Warehouse

Description

A warehouse is a large building primarily devoted to the storage of goods and materials but may also include office and maintenance areas. Stored goods can include raw materials, packing materials, parts, or other finished goods. A warehouse may provide long-term storage or serve as a distribution center for transferring goods between carriers (e.g., from long-haul carrier to a local delivery vehicle). A warehouse typically has loading docks to load and unload goods from trucks.

Additional Data

An additional resource which provides more information about warehouse types and definitions is available from NAIOP Research Foundation: Commercial Real Estate Terms and Definitions report from April 2024. <https://www.naiop.org/globalassets/research-and-publications/report/terms-and-definitions-/naiop-2024-terms-and-definitions.pdf>

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in California, Connecticut, Florida, Minnesota, New Jersey, Ohio, Oregon, Pennsylvania, and Texas.

Source Numbers

406, 411, 443, 579, 583, 596, 598, 611, 619, 642, 752, 869, 875, 876, 914, 940, 1050, 1214, 1221, 1257, 1286

Warehouse (150)

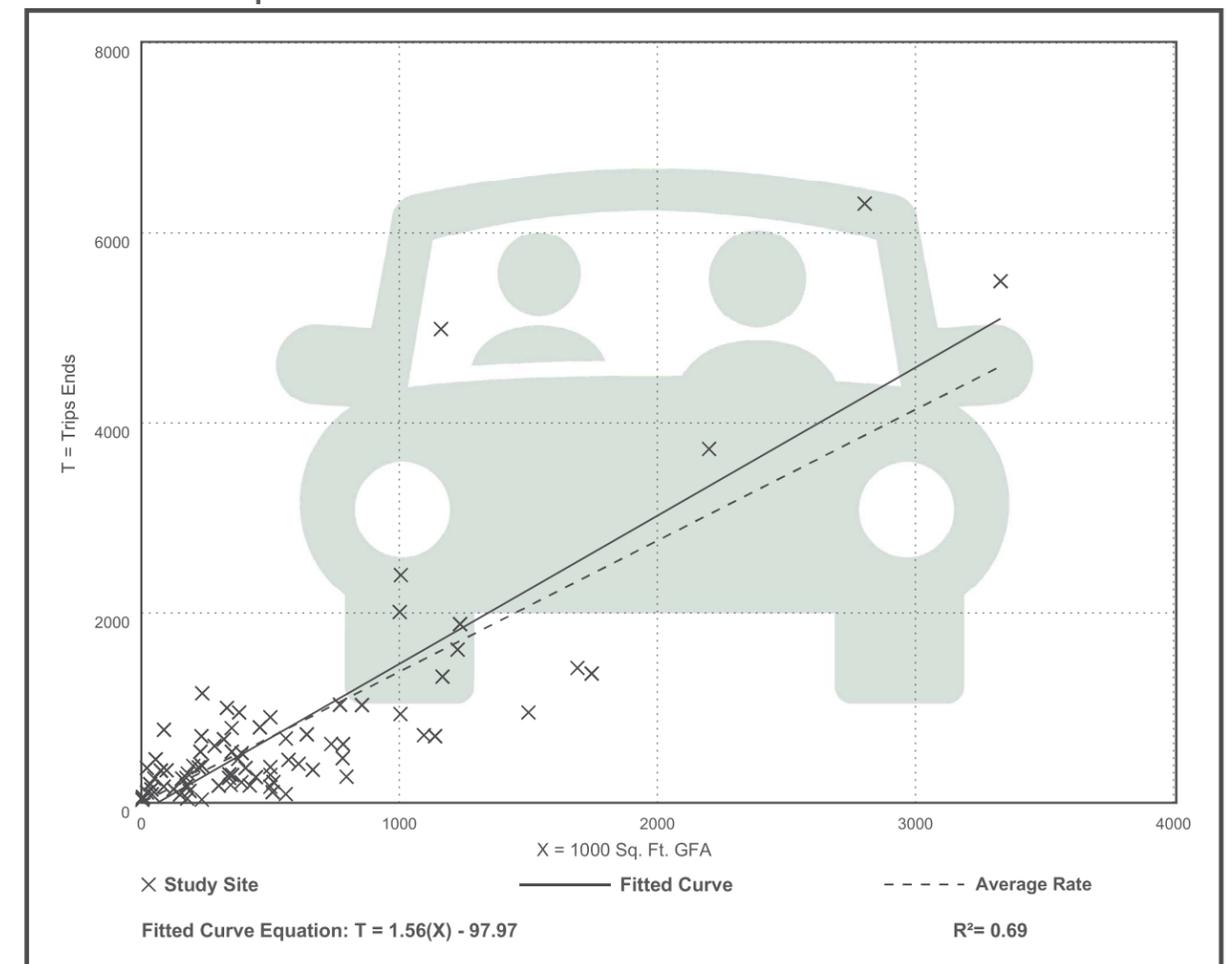
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 81
Avg. 1000 Sq. Ft. GFA: 554
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.38	0.15 - 16.93	1.05

Data Plot and Equation



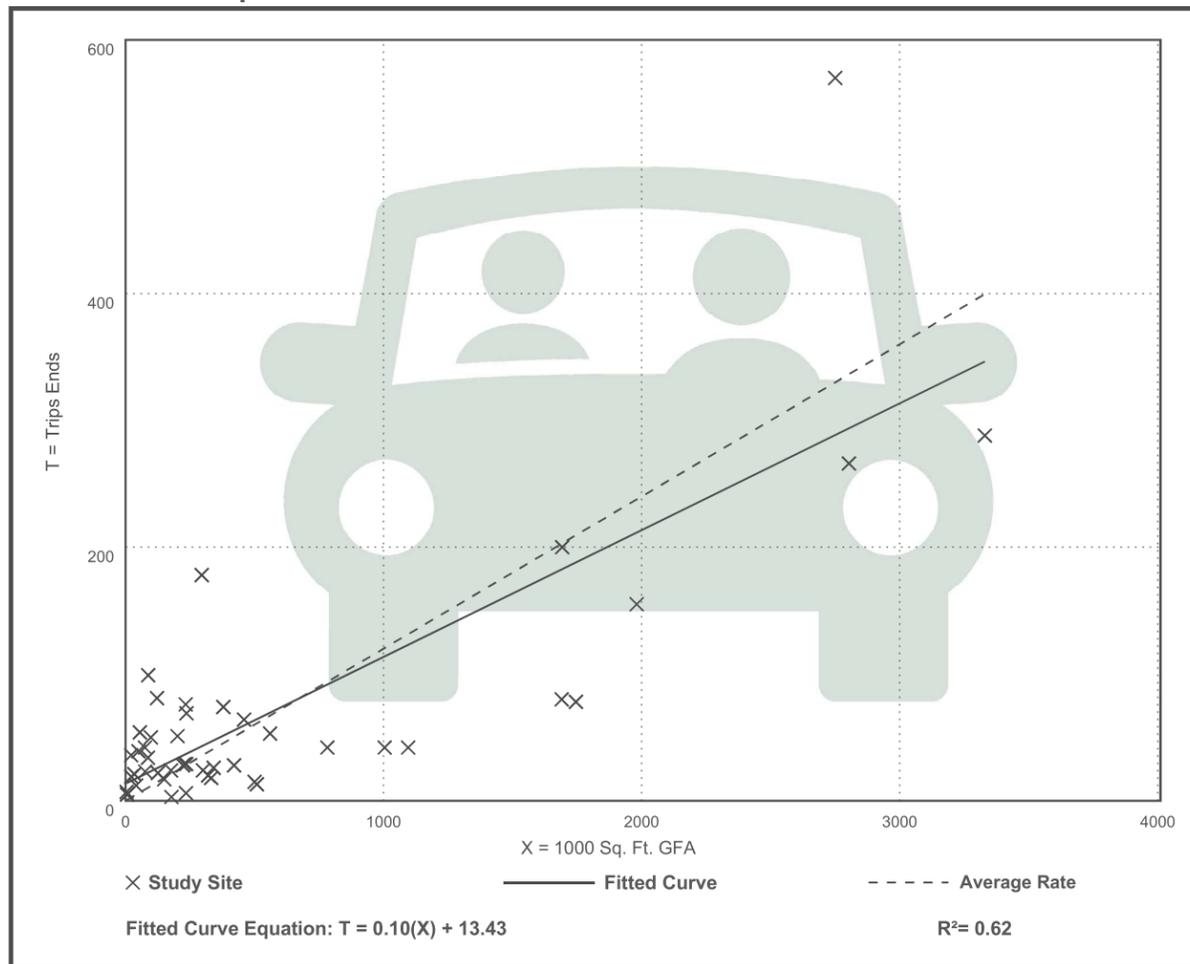
Warehouse (150)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 47
 Avg. 1000 Sq. Ft. GFA: 559
 Directional Distribution: 77% entering, 23% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.12	0.02 - 1.80	0.14

Data Plot and Equation



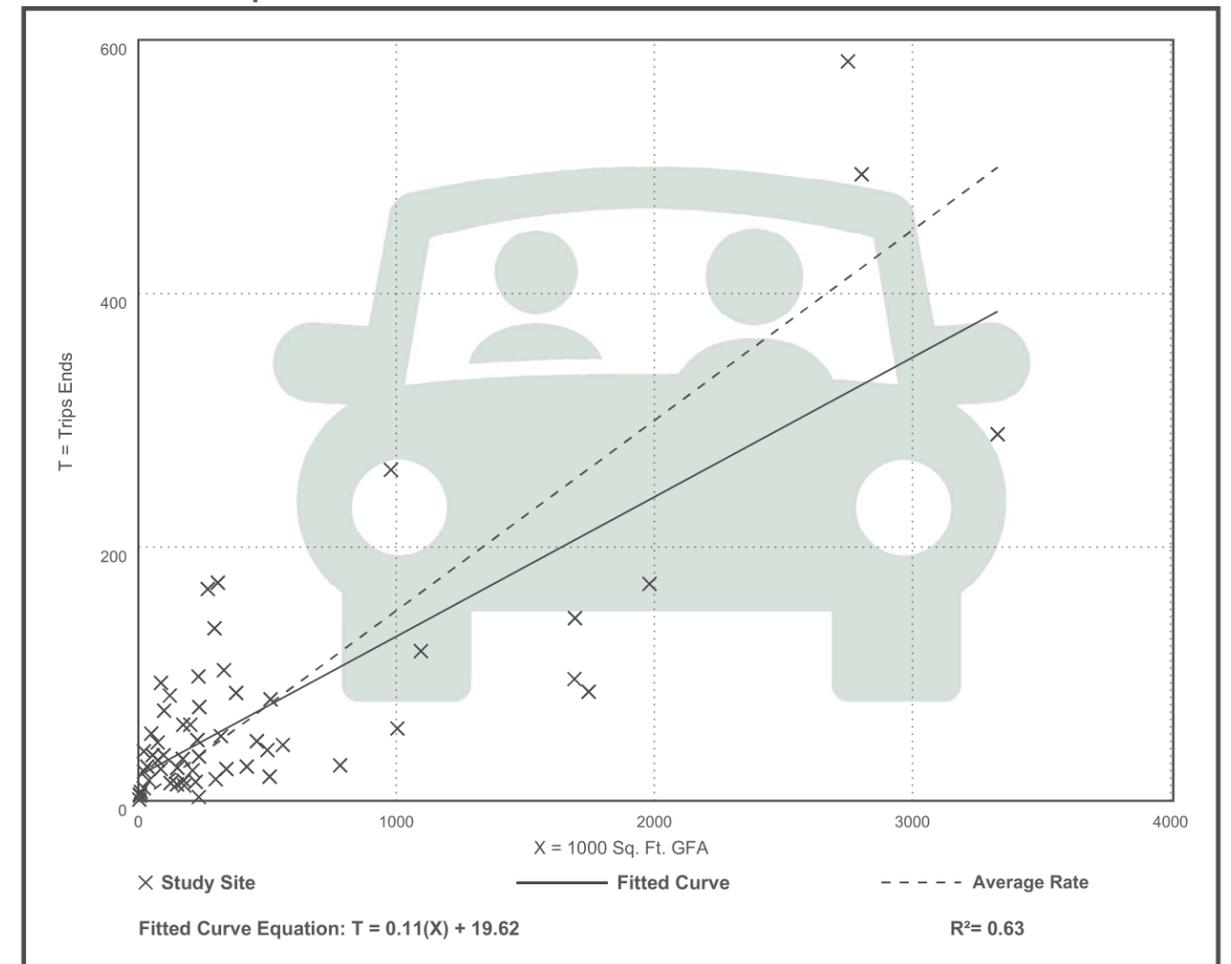
Warehouse (150)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 58
 Avg. 1000 Sq. Ft. GFA: 503
 Directional Distribution: 28% entering, 72% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.15	0.01 - 1.80	0.15

Data Plot and Equation



Warehouse (150)

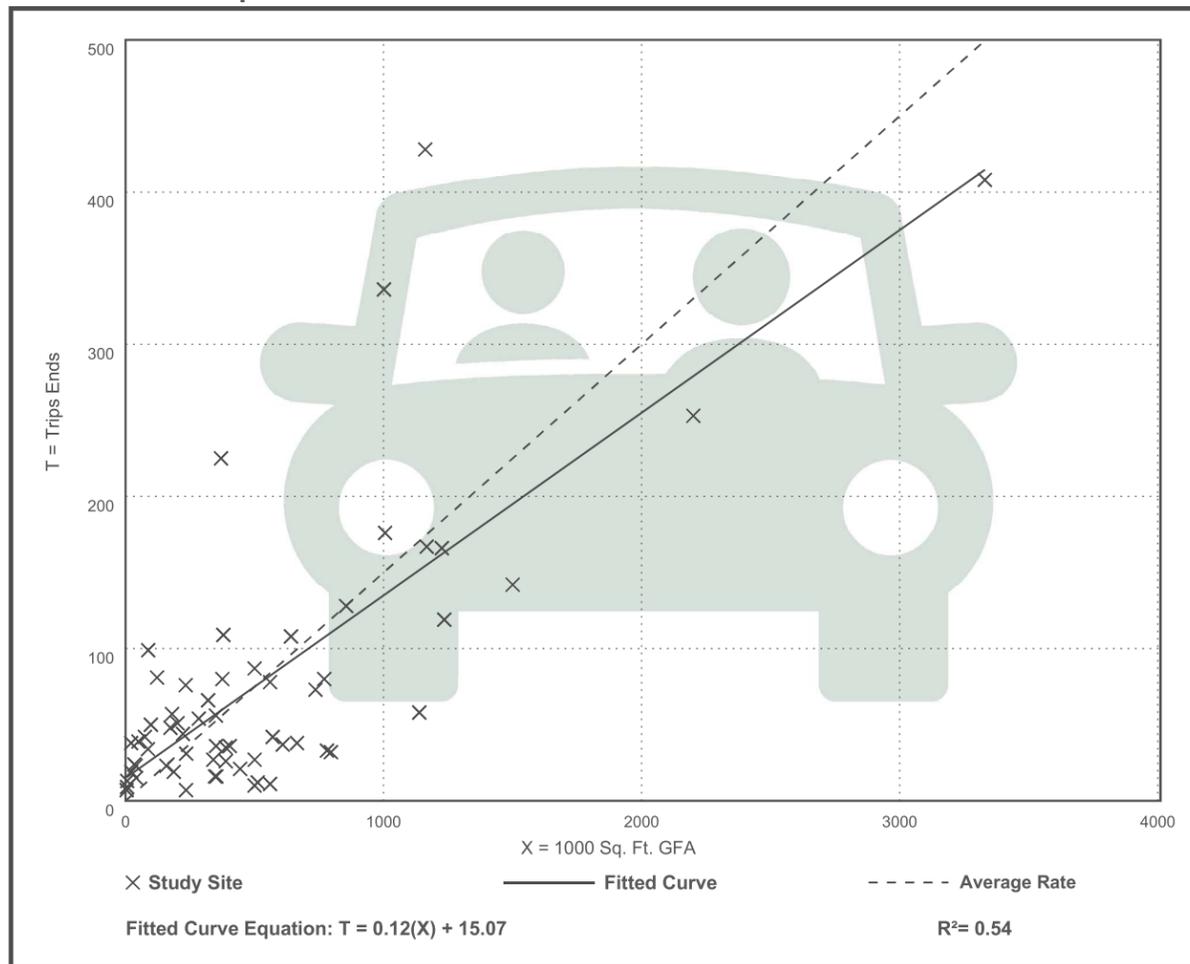
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 62
Avg. 1000 Sq. Ft. GFA: 518
Directional Distribution: 70% entering, 30% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.15	0.02 - 2.08	0.14

Data Plot and Equation



Warehouse (150)

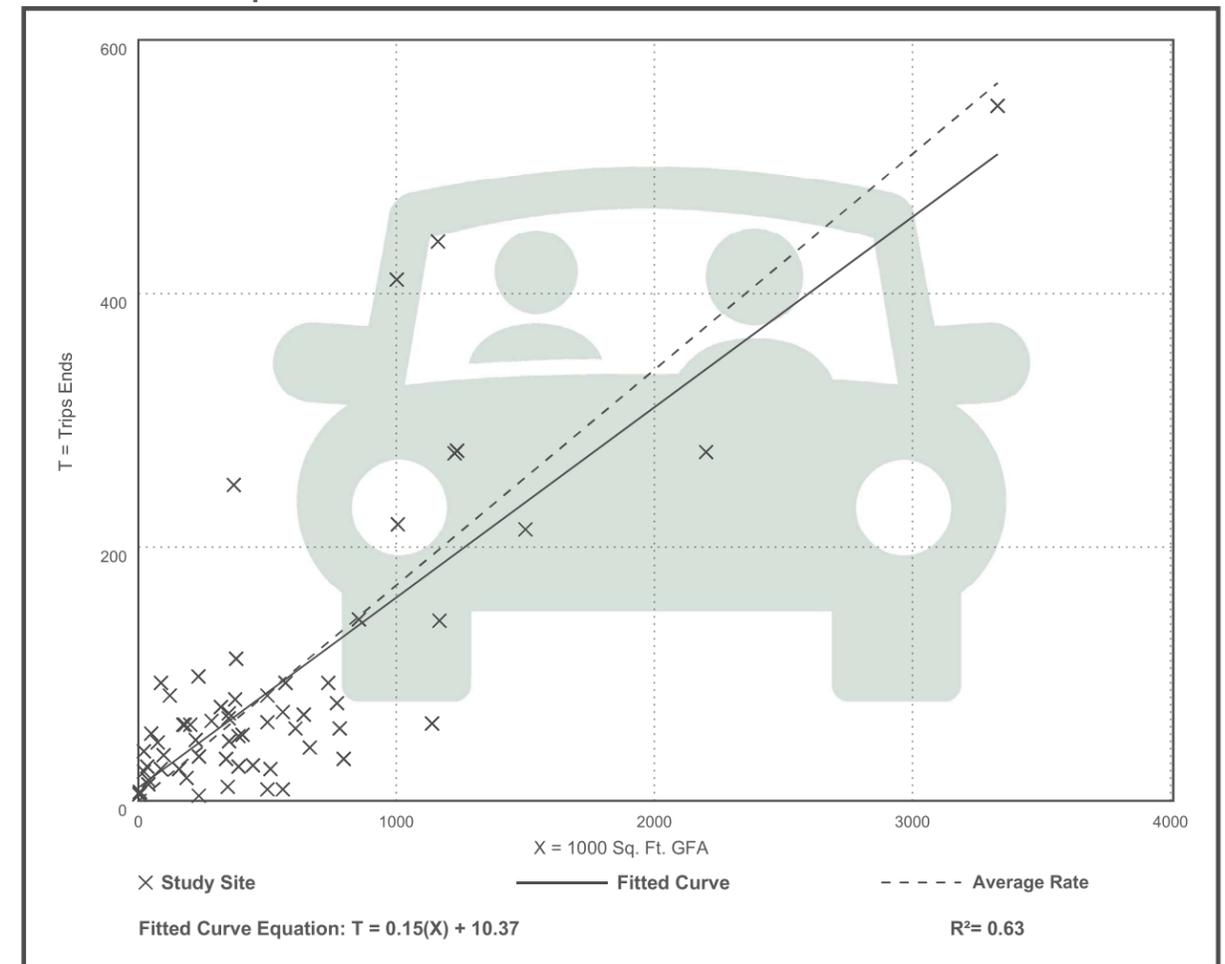
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 62
Avg. 1000 Sq. Ft. GFA: 518
Directional Distribution: 34% entering, 66% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.17	0.02 - 1.80	0.14

Data Plot and Equation



Land Use: 710 General Office Building

Description

A general office building is a building with multiple tenants that employ persons in the management, direction, or conduct of legal, accounting, engineering, consulting, real estate, insurance, financial, or other professional services. A general office building with a gross floor area of 10,000 square feet or less is classified as a small office building (Land Use 712).

Additional Data

If two or more general office buildings are in close physical proximity (within walking distance) and function as a unit (perhaps with a shared parking facility and common or complementary tenants), the total gross floor area or employment of the paired office buildings can be used for calculating the site trip generation. If the individual buildings are isolated or not functionally related to one another, trip generation should be calculated for each building separately.

The average building occupancy varies considerably among the studies for which occupancy data were provided. The reported occupied gross floor area was 88 percent for general urban/suburban sites and 96 percent for the center city core and dense multi-use urban sites.

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Alberta (CAN), California, Connecticut, Georgia, Indiana, Kentucky, Maine, Minnesota, Montana, New Hampshire, New Jersey, Ontario (CAN), Texas, Utah, and Virginia.

Source Numbers

404, 407, 408, 562, 734, 850, 859, 862, 867, 869, 883, 884, 890, 891, 904, 944, 946, 964, 965, 972, 1009, 1030, 1058, 1061, 1219, 1221

General Office Building (710)

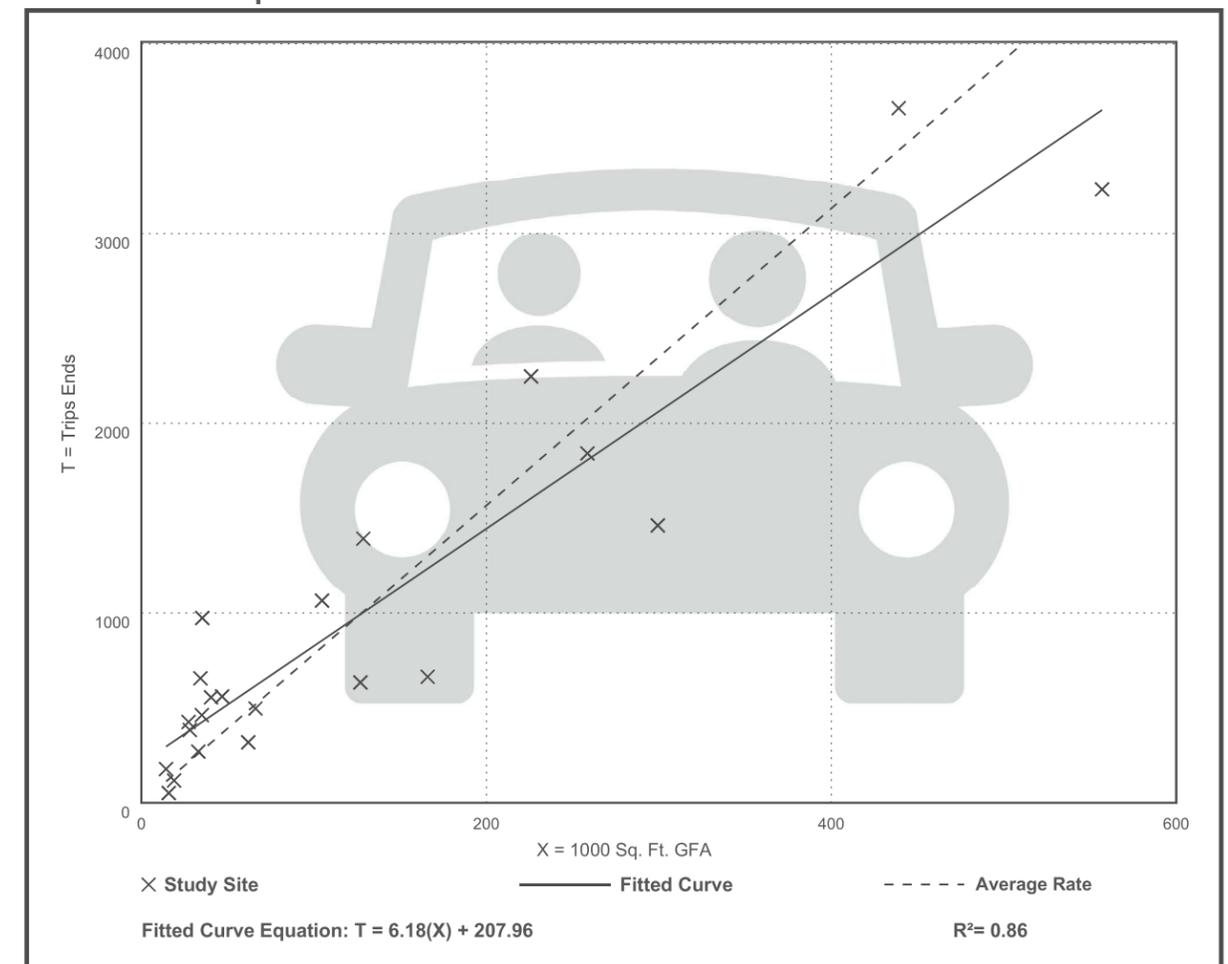
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. 1000 Sq. Ft. GFA: 126
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
7.83	3.27 - 27.56	3.71

Data Plot and Equation



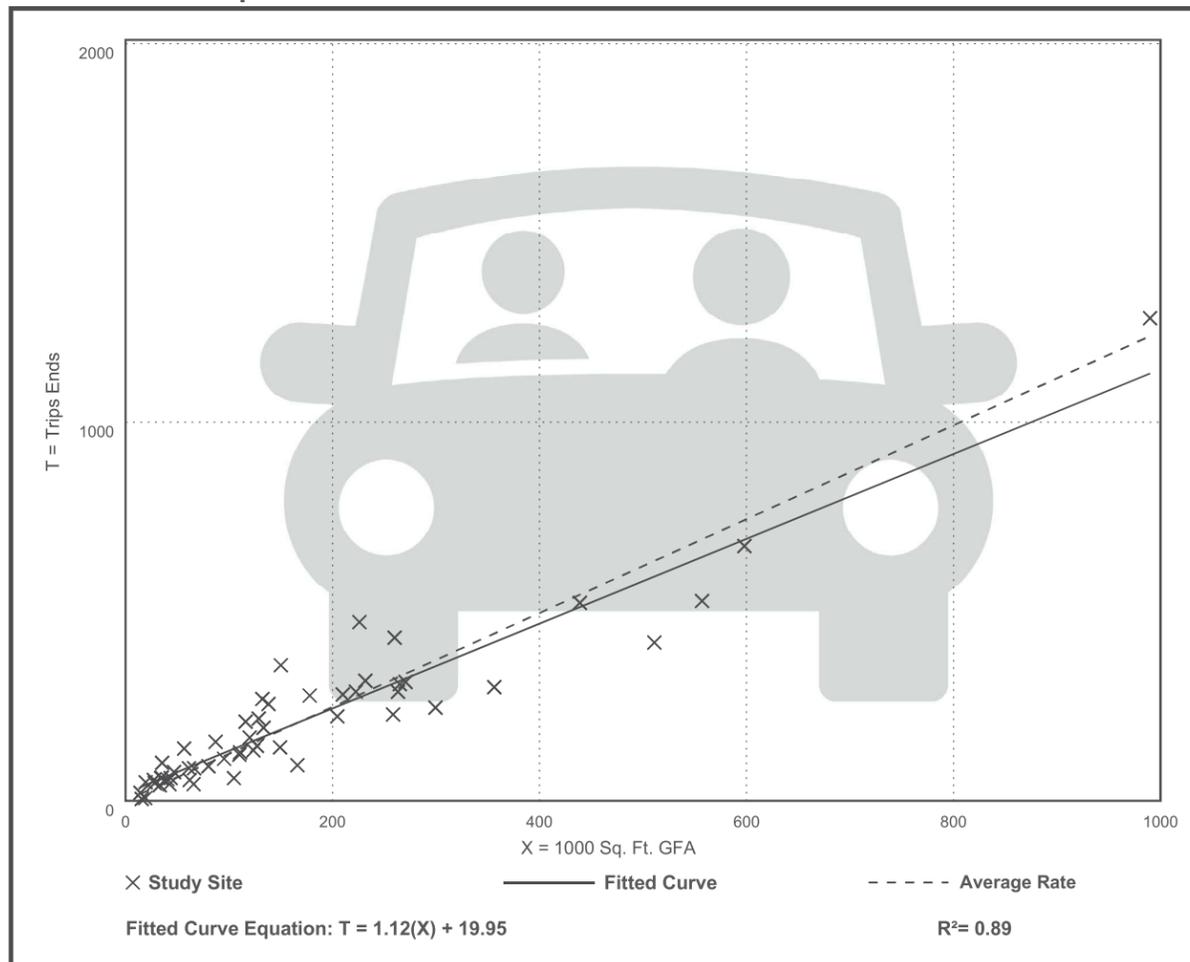
General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 54
 Avg. 1000 Sq. Ft. GFA: 170
 Directional Distribution: 88% entering, 12% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.24	0.32 - 2.83	0.40

Data Plot and Equation



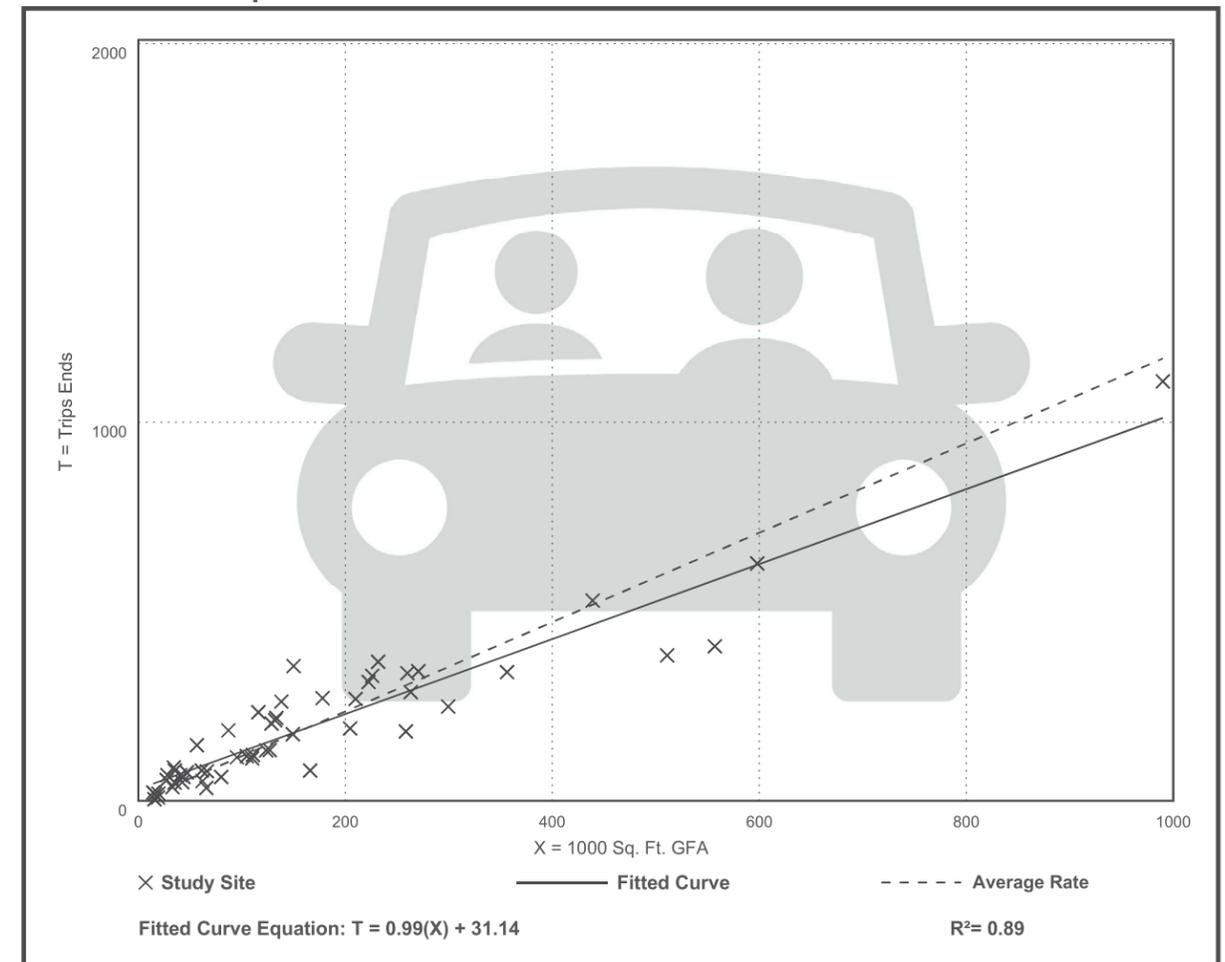
General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 53
 Avg. 1000 Sq. Ft. GFA: 166
 Directional Distribution: 16% entering, 84% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.18	0.26 - 2.59	0.41

Data Plot and Equation



This Page Intentionally Left Blank