



**O'ROURKE**  
ENGINEERING & PLANNING

August 2, 2023

Mr. Alejandro Zurita  
The Pugliese Company  
101 Pugliese's Way, Suite 200  
Delray Beach, FL 33444

**Re: Pugliese US-1**

Dear Mr. Zurita:

O'Rourke Engineering & Planning has completed the analysis of the impact of the change in land use for a 1.55-acre parcel of land on US-1 in Port St. Lucie, Florida. **Attachment A** shows the proposed project location and parcel information.

The purpose of this letter report is to evaluate the impact of the proposed change in land use. This analysis will demonstrate that the proposed change has no change in traffic on the roadway network.

The steps in the analysis and the ensuing results are presented herein.

**Project Description**

The project currently consists of 1.55 acres of land with a future land use designation of General Commercial (CG). The current land use designation allows for many different uses with a building coverage of 40% and maximum height of 35 feet. The highest traffic generator for a multi-level commercial development is medical office. Based on the coverage, height and floor area; 81,021 square feet of medical office would be possible.

The proposal is to change the future land use to Service Commercial (CS) on 1.55 acres. Service Commercial allows all of the uses in General Commercial with a few exceptions and also adds additional uses consisting of manufacturing and warehousing uses. Manufacturing and warehousing uses generate less trips than the already available commercial and office uses. Therefore, we again used medical office on multiple floors for the 1.55 acres. Service Commercial allows for 40% building coverage and a maximum building height of 35 feet. Based on the coverage, height, and floor area, 81,021 square feet of medical office would also be possible under the Service Commercial land use.

**Attachment B** provides land use and zoning information for Port St. Lucie.

**Project Traffic**

To estimate traffic generated by the allowed uses in the existing and proposed conditions, the ITE Trip Generation, 11<sup>th</sup> Edition trip rates were applied to the uses as described above. The trip generation for the existing future land use is summarized in **Table 1**. The trip generation for the Proposed Future land use is summarized in **Table 2**. **Table 3** summarizes the net difference in trip generation. As shown, the change in land use will result in the same number of trips for the Daily, AM and PM Peak Hours.

## Roadway Network

- US-1 is a six-lane divided major arterial with a north/south alignment. US-1 is included in the 2045 Long Range Plan for operational improvements.
- Lyngate Drive is a two-lane divided local roadway with an east/west alignment.
- Tiffany Avenue is a four-lane divided collector with an east/west alignment.

Information on the roadway network including non-motorized features is included in **Attachment C**.

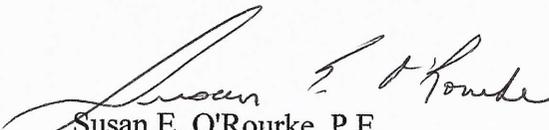
## Conclusion

Since the project traffic will remain the same as a result of the land use plan amendment, additional analyses are not required.

It has been a pleasure working with you. If you have any questions or comments, please give me a call.

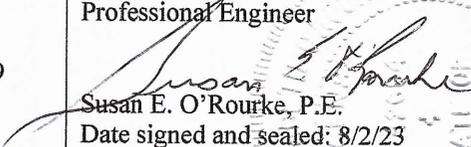
Respectfully submitted,

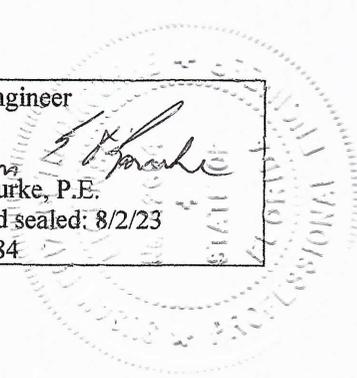
**O'ROURKE ENGINEERING & PLANNING**



Susan E. O'Rourke, P.E.

Registered Civil Engineer – Traffic

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: 8/2/23 License #: 42684
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**Table 1 - Existing Future Land Use-CG**

**Table 1a: Daily**

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Medical Office	720	81,021	Sft	$T = 42.97(X) - 108.01$	50%	50%	1,687	1,686	3,373
<b>TOTALS</b>							<b>1,687</b>	<b>1,686</b>	<b>3,373</b>

Source: ITE 11th Edition Trip Generation Rates

**Table 1b: AM Peak Hour**

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Medical Office	720	81,021	Sft	$\ln(T) = 0.90 \ln(X) + 1.34$	79%	21%	157	42	199
<b>TOTALS</b>							<b>157</b>	<b>42</b>	<b>199</b>

Source: ITE 11th Edition Trip Generation Rates

**Table 1c: PM Peak Hour**

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Medical Office	720	81,021	Sft	$T = 4.07(X) - 3.17$	30%	70%	98	229	327
<b>TOTALS</b>							<b>98</b>	<b>229</b>	<b>327</b>

Source: ITE 11th Edition Trip Generation Rates

**Table 2 - Proposed Future Land Use-CS**

**Table 2a: Daily**

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Medical Office	720	81,021	Sft	$T = 42.97(X) - 108.01$	50%	50%	1,687	1,686	3,373
<b>TOTALS</b>							<b>1,687</b>	<b>1,686</b>	<b>3,373</b>

Source: ITE 10th Edition Trip Generation Rates

**Table 2b: AM Peak Hour**

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Medical Office	720	81,021	Sft	$\ln(T) = 0.90 \ln(X) + 1.34$	79%	21%	157	42	199
<b>TOTALS</b>							<b>157</b>	<b>42</b>	<b>199</b>

Source: ITE 10th Edition Trip Generation Rates

**Table 2c: PM Peak Hour**

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Medical Office	720	81,021	Sft	$T = 4.07(X) - 3.17$	30%	70%	98	229	327
<b>TOTALS</b>							<b>98</b>	<b>229</b>	<b>327</b>

Source: ITE 10th Edition Trip Generation Rates

**Table 3 - Net Change in Trips**

**Table 3a- Daily**

<b>Description</b>	<b>Daily Net Trips</b>		
	<b>In</b>	<b>Out</b>	<b>Total</b>
Proposed FLU	1,687	1,686	3,373
Existing FLU	1,687	1,686	3,373
<b>Net Change</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Table 3b- AM Peak Hour**

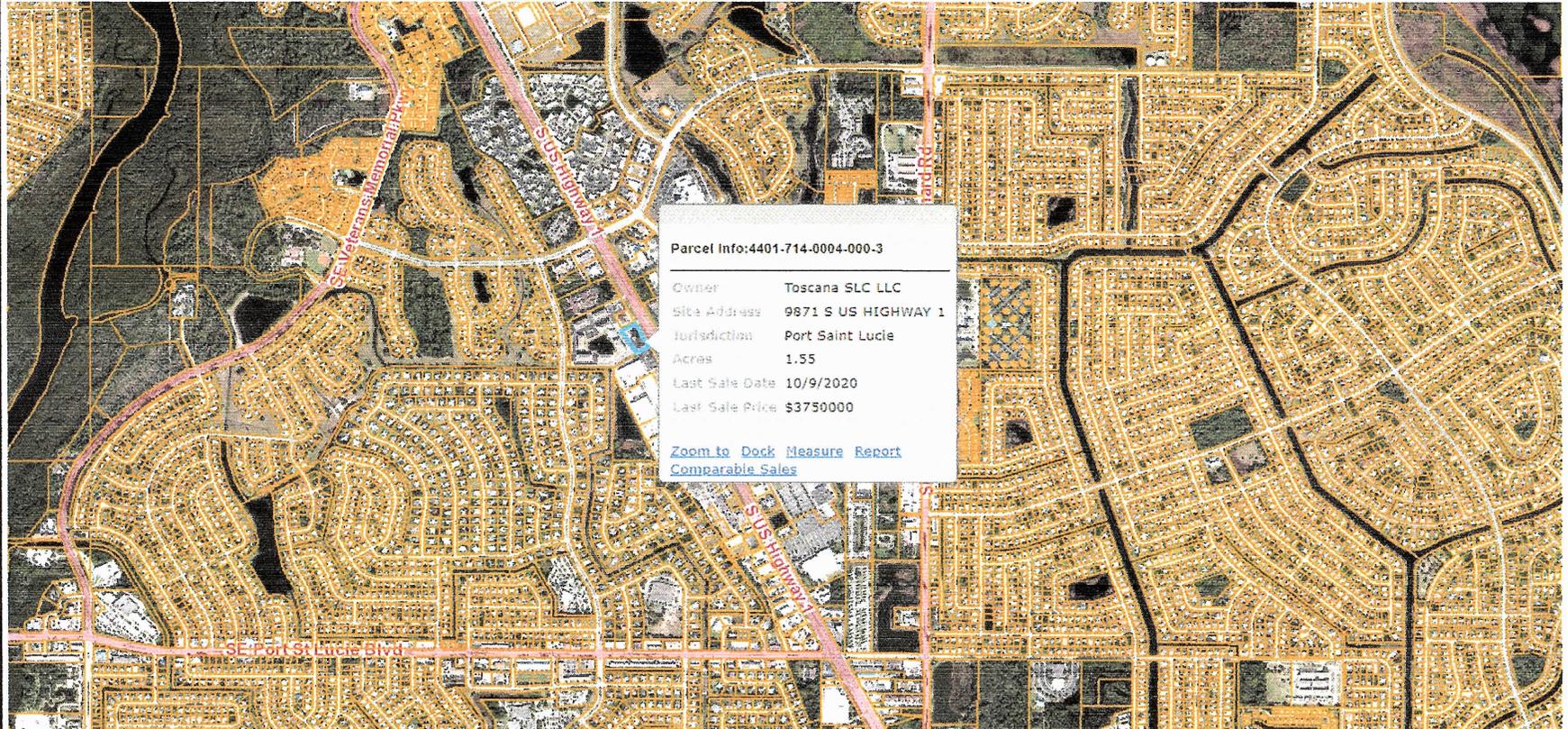
<b>Description</b>	<b>AM Net Trips</b>		
	<b>In</b>	<b>Out</b>	<b>Total</b>
Proposed FLU	157	42	199
Existing FLU	157	42	199
<b>Net Change</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Table 3c - PM Peak Hour**

<b>Description</b>	<b>PM Net Trips</b>		
	<b>In</b>	<b>Out</b>	<b>Total</b>
Proposed FLU	98	229	327
Existing FLU	98	229	327
<b>Net Change</b>	<b>0</b>	<b>0</b>	<b>0</b>

**ATTACHMENT A**

**PROJECT LOCATION & PARCEL INFORMATION**



Parcel Info:4401-714-0004-000-3	
Owner	Toscana SLC LLC
Site Address	9871 S US HIGHWAY 1
Jurisdiction	Port Saint Lucie
Acres	1.55
Last Sale Date	10/9/2020
Last Sale Price	\$3750000
<a href="#">Zoom to Dock</a> <a href="#">Measure</a> <a href="#">Report</a> <a href="#">Comparable Sales</a>	

 NTS	 22 SE Seminole Street Stuart, Fl, 34994
Job Number:	Date:

Legend

**Figure 1**  
**Parcel Information**  
 Pugliese US-1

### Property Identification

Site Address: 9871 S US HIGHWAY 1  
Sec/Town/Range: 01/37S/40E  
Parcel ID: 4401-714-0004-000-3  
Jurisdiction: Port Saint Lucie

Use Type: 1000  
Account #: 189036  
Map ID: 44/01S  
Zoning: Planned Un

### Ownership

Toscana SLC LLC  
101 Puglieses WAY Fl 2  
Delray Beach, FL 33444

Image  
or  
Sketch  
unavailable  
for display

### Legal Description

SECOND REPLAT OF TRACT E SOUTH PORT ST LUCIE UNIT FIFTEEN  
(PB 90-38) TRACT 3 (1.55 AC - 67,518 SF)

### Current Values

Just/Market Value:	\$212,700
Assessed Value:	\$212,700
Exemptions:	\$0
Taxable Value:	\$212,700

**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.

Taxes for this parcel: [SLC Tax Collector's Office](#)   
Download TRIM for this parcel: [Download PDF](#)

### Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	1.55
Land Size (SF):	67,518

### Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	170

Sources/links:

**ATTACHMENT B**

**LAND USE AND ZONING EXERPTS**

multifamily dwelling units. Where an area designated RGC is part of a “multiuse” Development of Regional Impact (DRI) which meets or exceeds the guidelines and standards of Section 380.0651(3)(i), F.S. and Rule 28-24.032(2), F.A.C., and contains at least 100 residential dwelling units or 10% of the applicable residential threshold in St. Lucie County, whichever is greater, and otherwise meets the criteria of Section 163.3180(5), F.S., such DRI may satisfy the transportation concurrency requirements of the City of Port St. Lucie Comprehensive Plan, the City of Port St. Lucie’s concurrency management system and Chapter 380, F.S., by payment of a proportionate share contribution that is sufficient to pay for one or more required improvements that will benefit a regionally significant transportation facility. The proportionate share contributions shall be determined in accordance with the proportionate share methodology of Section 163.3180(5).

Policy 1.1.4.2: The City shall provide the following commercial land use designation for commercial development (a detailed description of each is provided for in the land use element text):

- a. Residential, Office and Institutional (ROI). A mixed use category to serve development along major corridors as transitional land uses between more intensive commercial areas.
- b. Commercial Limited (CL). Commercial sites accessible to major thoroughfares near residential neighborhoods. Intended to provide essential household services with certain restrictions on more intensive uses such as gasoline stations, fast foods, automotive services, department stores, etc. as stipulated by the zoning code.
- c. Office (O). A category designated to provide a limited land use accommodating primarily office uses. This category can also provide another option as a transitional land use between more intensive commercial areas.
- d. Commercial General (CG). Designated to accommodate general retail sales and services with restrictions on heavy vehicular sales, services, wholesale, warehouse uses, outdoor storage, or other nuisance uses.
- e. Commercial Service (CS). Intended for the most intensive commercial development including wholesale, warehouses, vehicle sales, lumber yards, etc. Adequate buffering is required based on site plan reviews.
- f. Commercial Highway (CH). Highway oriented commercial uses designed to service the traveling public and located adjacent to major arterials.

Policy 1.1.4.3: The City shall provide the following industrial land uses:

- a. Light Industrial (LI). Primarily for light manufacturing and assembling warehousing and storage. Excludes the more intensive industrial uses as defined in the zoning code.
- b. Heavy Industrial (HI). Uses with access to major transportation corridors and allows for traditionally more intensive industrial uses, as well as those within the LI designation. Large scale manufacturing and assembling, citrus processing and other intensive uses as defined by the zoning code. Standards shall be included in the zoning code to prohibit harmful materials and wastes.

Both land use categories shall be controlled through appropriate zoning regulations which address concerns such as buffering and limitations on uses considered hazardous or a nuisance.

Office/Com <sup>2</sup>	N/A	40%	35/75*feet	80%
NCD-New Community District <sup>3</sup>	1-35du/acre***	60%/80%	35/50/100/150 feet***	80%/90%
O (Office)	N/A	40%	35/75* feet	80%
CL (Limited Commercial)	N/A	40%	35 feet	80%
CG (General Commercial) <sup>4</sup>	N/A	40%	35/75*/120** feet	80%
CS (Service Commercial)	N/A	40%	35 /75* feet	80%
CH (Highway Commercial)	N/A	40%	50 feet	80%
I (Institutional)	N/A	30%	35/75*feet	80%
U (Utility)	N/A	30%	50 feet	80%
OSR (Open Space Recreation)	N/A	30%	35 feet	80%
OSC (Open Space Conservation)	N/A	10%	35 feet	20%
OSP (Open Space Preservation)	N/A	10%	35 feet	20%
LI (Light Industrial)	N/A	50%	35/75* feet	80%
HI (Heavy Industrial)	N/A	50%	35/75* feet	80%
MU (Mixed Use)	1-11du/acre	60%	35/75*feet	80%
PIP (Planned Industrial Park)	NA	50%	35/75*feet	80%

N/A - Not Applicable

<sup>1</sup>Impervious coverage is subject to upland preservation as required by land development regulations. 80% coverage may not always be possible if 25% of the site consists of native upland vegetation.

<sup>2</sup>Office/Com. Per LMD zoning allows up to 50% retail personal service related, or a maximum of 5,000 sf, in conjunction with other office uses.

<sup>3</sup>See the Objectives and Policies contained under Goal 1.2 for provisions related to the NCD – New Community Development District.

<sup>4</sup>Commercial districts allow for one dwelling unit for owner/manager through special exception public hearing process.

\*Within a PUD, greater than five acres, the maximum height permitted is 75 feet. All such height requests are contingent upon the approval of a master plan and elevation drawings which illustrate that the proposed height is compatible with the surrounding land uses. The applicant is required to provide adequate information to support the compatibility of the proposed taller structures with the surrounding land uses.

\*\*The maximum height for commercial, uses within a PUD located in the Port St. Lucie Community Redevelopment Area may be 120 feet or 10 stories, whichever is less. All such height requests are contingent upon the approval of a master plan and elevation drawings which illustrate that the proposed height is compatible with the surrounding land uses. The applicant is required to provide adequate information to support the compatibility of the proposed taller structures with the surrounding land uses.

\*\*\*The 35 dwelling units per acre maximum density allowance and 150 foot maximum height limit are only permitted in the Regional Business Centers. The 150 foot maximum height shall also be permitted for hospital uses in Employment Centers.

**Policy 1.1.4.11:** The City Council may limit the densities or intensities to less than the maximums allowed by Policy 1.1.4.10. These limitations shall be illustrated on the Future Land Use Map and included in the adopting ordinance. If the property owner desires to increase the density or intensity limitation imposed by an ordinance amending the Future Land Use Map, a new comprehensive plan future land use amendment application shall be submitted and reviewed pursuant to the amendment procedures outlined in Chapter 163, F.S. Or 94-54 10/94.

Policy 1.1.4.12: A manual shall be established to implement conversion areas of the Future Land Use Map. It shall include development of performance standards to allow conversions and include variance procedures for exception to such standards only in appropriate locations. The Planning and Zoning Board shall review these variance requests and forward a recommendation to the City Council for final approval or denial authority regarding such requests. Ord. 95-48 11/95.

Policy 1.1.4.13: The following conversion chart is established to illustrate compatible land use and zoning categories:

<b><u>FUTURE LAND USE CLASSIFICATION</u></b>	<b><u>COMPATIBLE ZONING DISTRICT(S)</u></b>
RGC (Residential Golf Course)	PUD, GU, I
RL (Low Density Residential)	GU, RE, RS-1 through RM-5, RMH
RM (Medium Density Residential)	RM-5 or Residential PUD (Planned Unit Development) between 5-11 units per acre
RH (High Density Residential)	RM-5 or Residential PUD (Planned Unit Development) between 5-15 units per acre, I
ROI (Residential, Office & Institutional)	P, LMD, RM-5 or Residential PUD (Planned Unit Development) between 5-11 units per acre
NCD (New Community Development)	MPUD, GU, OSC
O (Office)	P
CL (Limited Commercial)	GU, CN, P, LMD
CG (General Commercial)	CN, CG, P, GU, LMD
CH (Highway Commercial)	CH, GU
CS (Service Commercial)	CS, GU, WI
I (Institutional, Private & Public)	I, GU
U (Utility)	U, GU
OSR (Open Space - Recreation)	OSR, GU
OSC (Open Space - Conservation)	OSC, GU
OSP (Open Space - Preservation)	OSC, GU
LI (Light Industrial)	WI, GU, IN
HI (Heavy Industrial)	WI, GU, IN*
MU (Mixed Use)	PUD
PIP (Planned Industrial Park)	PUD

**ATTACHMENT C**

**ROADWAY NETWORK INFORMATION**

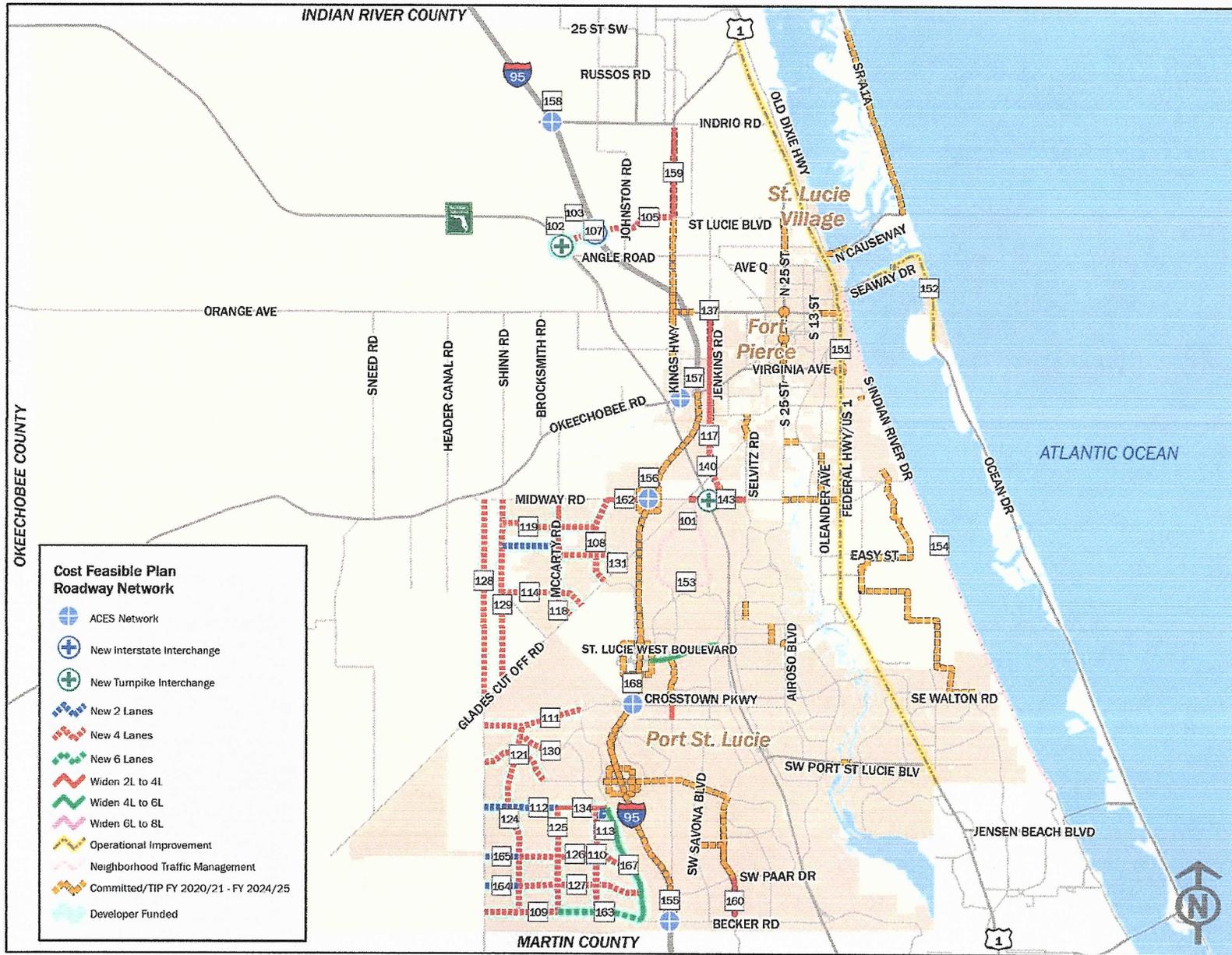


Figure 8-1. Cost Feasible Plan – Roadway Network