



**LTC Ranch Midway  
Distribution Center  
P20-249  
City Council**

**Agenda Item No. 13.c**

**April 26, 2021**

**Kimley»»Horn**

# Executive Summary

The Applicant seeks the following from the City of Port St. Lucie:

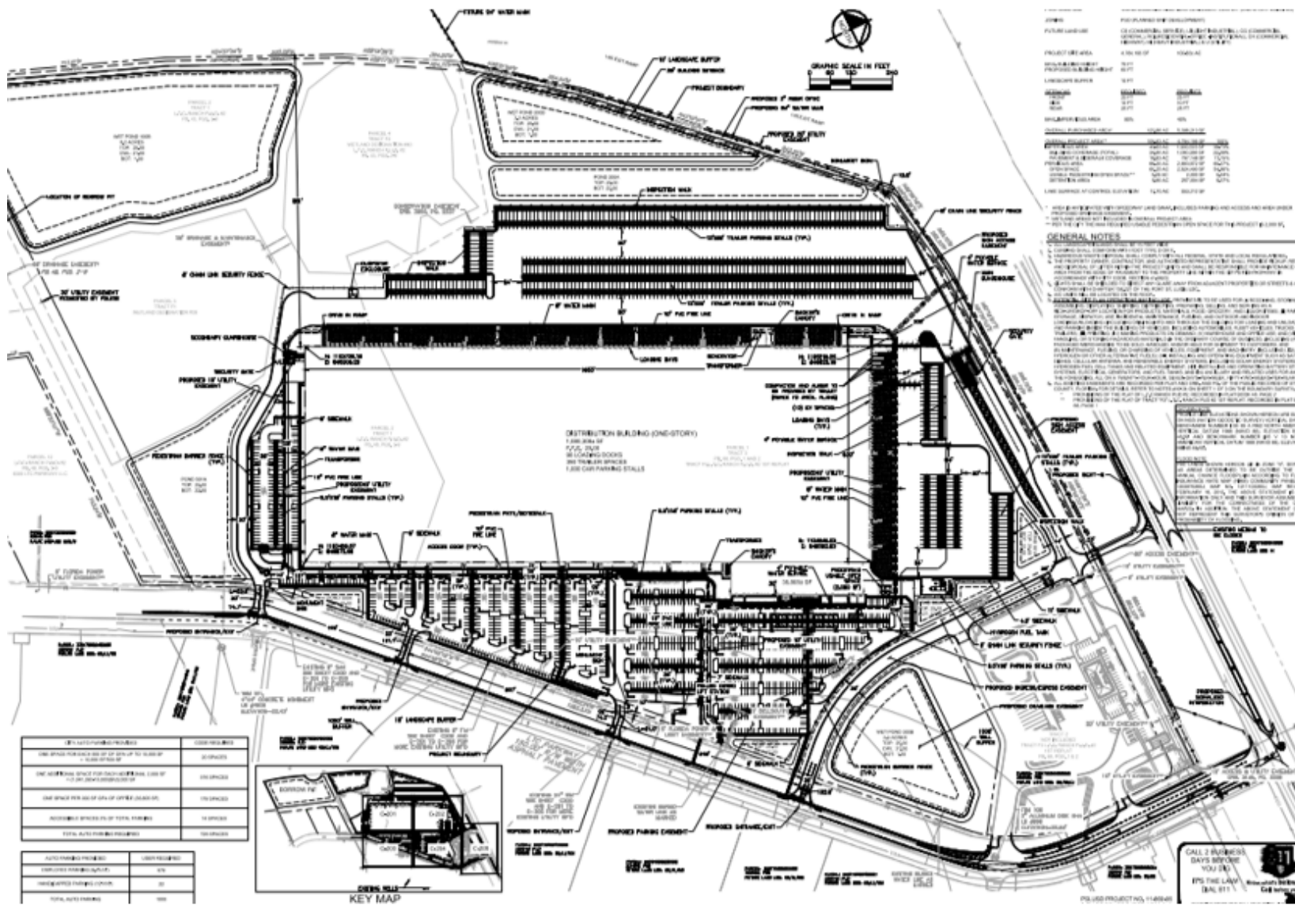
- Approval of the proposed Site Plan application package which includes a 1.1M square foot industrial distribution and fulfillment facility and associated site infrastructure.
- Specific Site Plan information:
  - Project Area of 109.8 Acres
  - 1,000 Employee Parking Spaces
  - 390 Trailer Parking Spaces
  - Offsite Roadway and Traffic Improvements per Traffic Analysis

# Similar Facility



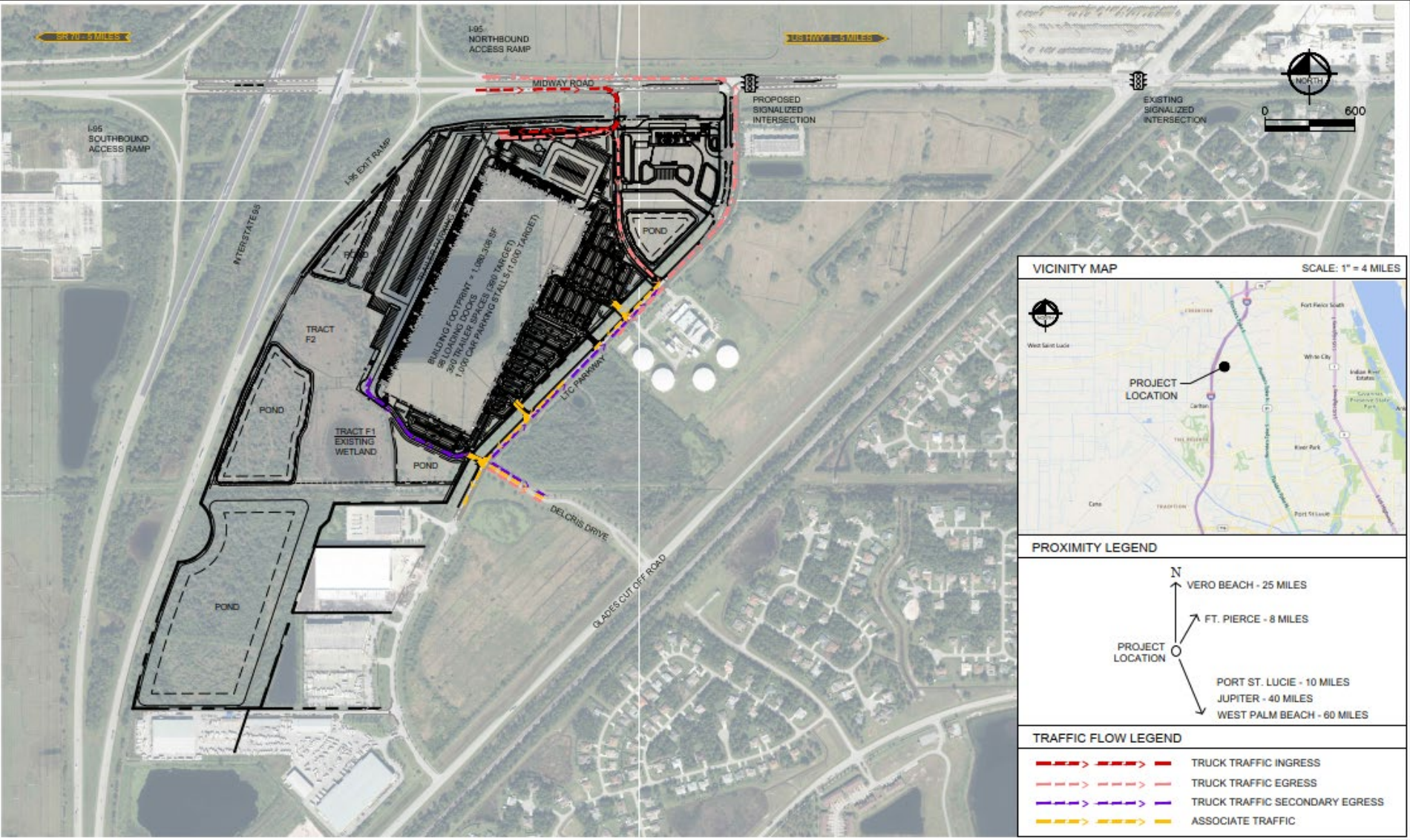


# Proposed Site Plan





# Project Location/Site Circulation



# Summary and Conclusion

Approval of the requested action by the City Council is justified by the following:

- Agrees with Staffs Recommendation of Approval Subject to the Proposed
- Meets the intent and purpose of the zoning districts
- Complies with the Goals, Policies and Objectives of the City's Comprehensive Plan
- Adheres to the development patterns within the LTC Ranch PUD
- Supports SPRC recommendation of approval (02-24-2021)

The background features several overlapping, rounded geometric shapes in shades of blue and green. A large, light blue shape is on the right side. On the left, there are several darker blue and green shapes, some with white outlines, arranged in a circular pattern around a central white space.

# Questions?

Kimley»»Horn



# LTC Ranch Midway Distribution Center

## Traffic Presentation

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# Traffic Impact Analysis (TIA)

- **TIA Methodology** per St. Lucie TPO Standardized Methodology and Procedures
- **Study area** includes Midway Road, I-95, LTC Parkway, Glades Cut Off Road, and Torino Parkway and four (4) area intersections and project driveways
- **Trip generation** compared to rates in Institute of Transportation Engineer's (ITE) *Trip Generation Handbook, 10<sup>th</sup> Edition*
- **Trip distribution** per the regional travel demand model
- **Engineering analysis** performed to assess existing and future operational conditions at study area roadways, intersections, and driveways against code requirements to form recommendations

# Site Location



# Trip Generation

- +/-1,080K square feet of Distribution Center use
- Project trip characteristics determined from data provided by the prospective end user related to employee shifts and delivery schedules
- Trip estimates were compared to rates published in the ITE Trip Generation Manual for similar uses High-Cube Fulfillment Center
- **A conservative trip generation estimate was used in the TIA** based on the comparison of prospective end user data versus ITE rates
- ITE Estimate:
  - 1,956 Daily, 162 AM Peak Hour, 173 PM Peak Hour trips
- Prospective end user data (used in the TIA):
  - **2,596 Daily, 577 AM Peak Hour, 1,043 PM Peak Hour trips**
  - Prospective end user data recently revised slightly lower after TIA submittal
- **Truck traffic** = 336 Daily, 4 AM Peak Hour, 26 PM Peak Hour

# Trip Distribution/Access

- Majority of project traffic is anticipated to use I-95
- I-95 ramp improvements funded in FDOT's 5-year work program
- Site access at Midway Road (right-in only with turn lane) and LTC Parkway
- Right-turn lanes at most of the proposed driveways
- Cross access proposed with future Speedway gas station (Speedway trips assumed in TIA analysis)
- Signalized control proposed at Midway Road & LTC Parkway along with dual northbound left turn lanes and two southbound receiver lanes



# TIA Conclusions

- With implementation of proposed improvements at the intersection of Midway Road & LTC Parkway and turn lanes at project driveways, no operational concerns are identified locally at project buildout (which includes impacts from the Speedway gas station)
- No new transportation deficiencies are identified in the buildout condition as a result of project traffic