



O'ROURKE
ENGINEERING & PLANNING

July 23, 2021

Mr. Stanley Markofsky
Skymark Real Estate Investors, LLC
1400 East Oakland Park Blvd., Suite 103
Fort Lauderdale, FL 33334

Re: St. Andrews Residential LUPA

Dear Mr. Markofsky:

O'Rourke Engineering & Planning has completed the analysis of the impact of 4.37 acres of a 14.76 acre project changing from the existing future land use of CG Commercial to proposed future land use of ROI. The project is located in Port St. Lucie, Florida. The steps in the analysis and the ensuing results are presented herein.

INTRODUCTION

The St. Andrews LUPA traffic analysis addresses the proposed change in land use of 4.37 acres of CG to a land use category of ROI. The St. Andrews Residential parcel is located north of St. James Boulevard and west of St. James Drive. The project location, along with the existing and proposed future land use map, is shown in **Attachment A**. The purpose of this report is to determine the impact on the surrounding roadway system associated with the changed in land use. The following analytical steps were taken:

- Summary of the project description, existing future land use, and proposed future land use
- Summary of existing lane geometrics
- Assessment of the change in trip generation

Each of these steps is outlined herein.

EXISTING FUTURE LAND USE

The project consists of 14.76 acres. The existing future land use is Residential-Office-Institutional (ROI) on 8.8 acres; Open Space (OSP) on 1.51 acres; and General Commercial (GC) on 4.37 acres. The 4.37 acres of CG will be changed to ROI. The CG allows 40% coverage with a height of 35 feet. The CG yields 228,428 square feet of office which can be medical office.

PROPOSED FUTURE LAND USE

The proposed future land use of the 4.37 acres is Residential/ Office/ Institutional (ROI). The 4.37 acres of ROI will allow for 30% of coverage, 3 floors for 171,321 square feet of medical office.

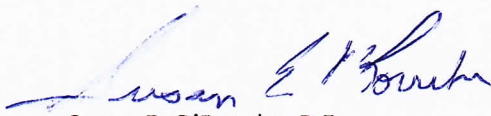
Attachment B summarizes the trip generation associated with the existing and proposed future land use category.

CONCLUSION

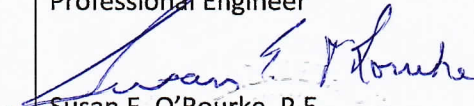
The result is a reduction of 2,194 daily trips, 105 AM peak hour trips, and 193 PM peak hour trips. Therefore, there is no impact from the proposed land use plan amendment, and additional analysis is not required.

It has been a pleasure working with you. If you have any questions or comments, please do not hesitate to call.

Respectfully submitted,
O'Rourke Engineering & Planning



Susan E. O'Rourke, P.E.
Principal Engineer

<p>Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 SE Seminole Street Stuart, Florida 34994 772-781-7918</p>	<p>Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 07/23/2021 License #: 42684</p>
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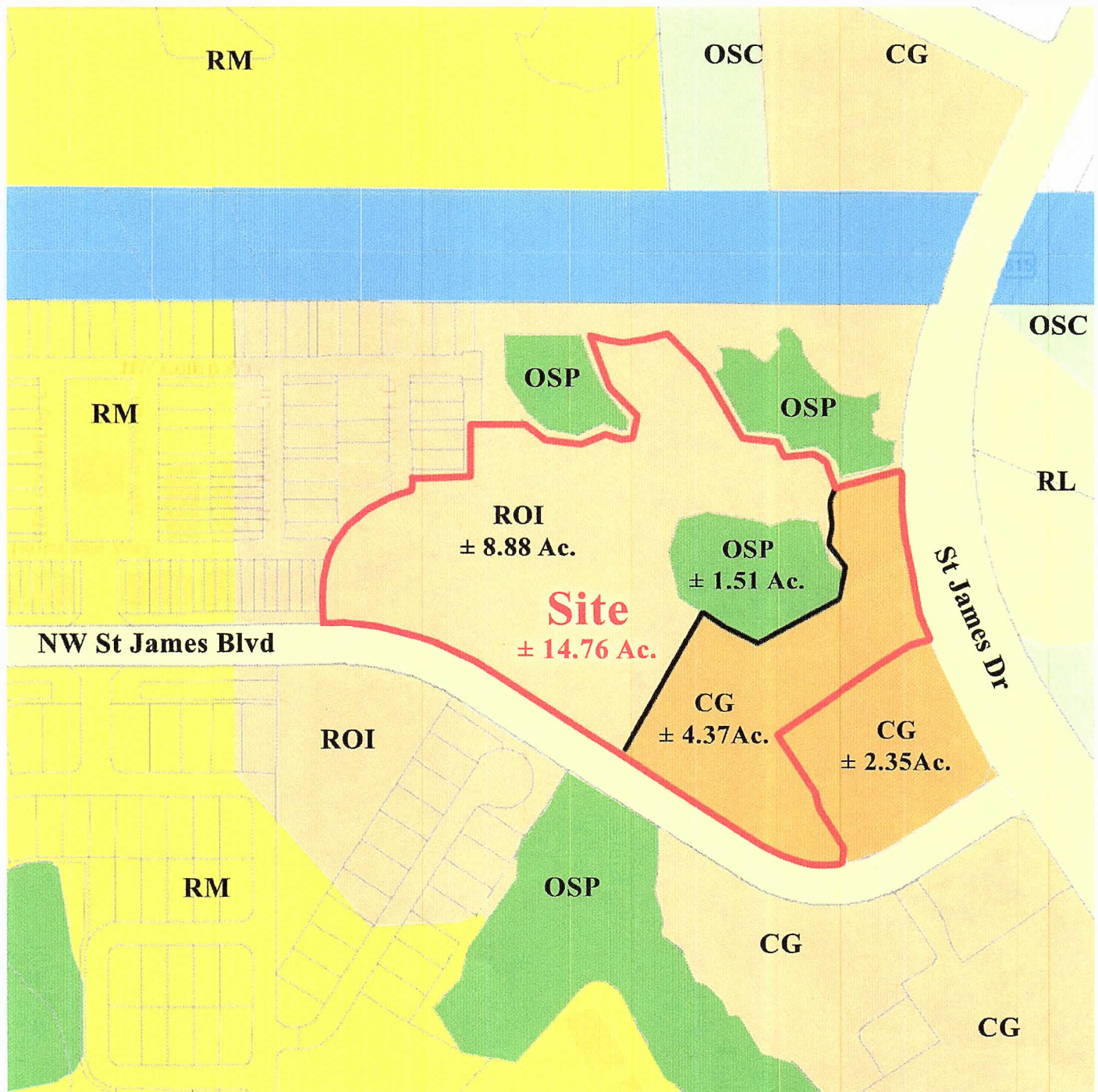
Attachment A

LOCATON / FUTURE LAND USE

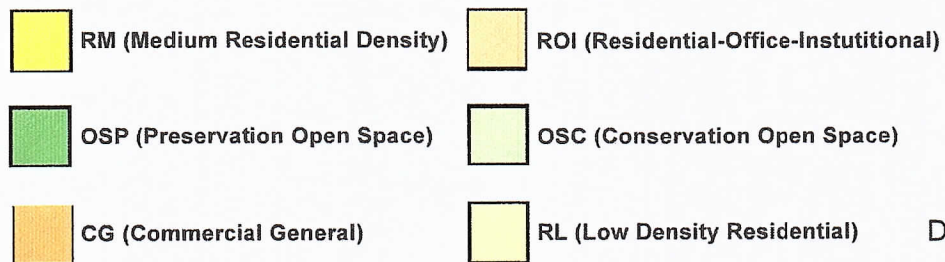
St. Andrews Park - Phase 2 PUD

Existing Future Land Use Map

City of Port St. Lucie, FL



Source: City of Port St. Lucie Land Use Map



Prepared by:

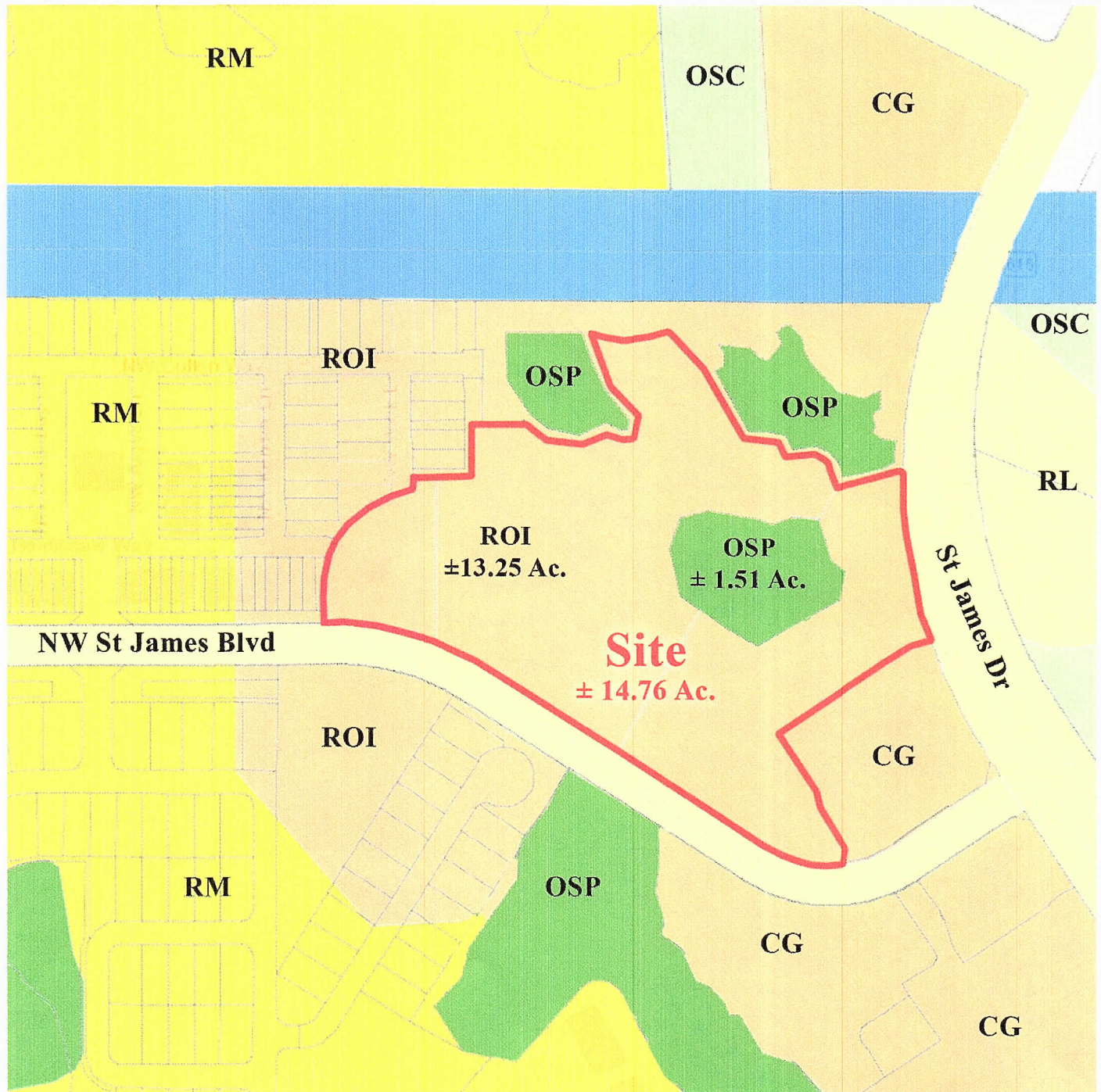


North
Date: 7/20/2021







St. Andrews Park - Phase 2 PUD

Proposed Future Land Use Map

City of Port St. Lucie, FL



Source: City of Port St. Lucie Land Use Map

- | | |
|---|--|
|  RM (Medium Residential Density) |  ROI (Residential-Office-Institutional) |
|  OSP (Preservation Open Space) |  OSC (Conservation Open Space) |
|  CG (Commercial General) |  RL (Low Density Residential) |

Prepared by:



Date: 7/20/2021

Attachment B

TRIP GENERATION

Table 1 - Trip Generation- Existing Future Land Use

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Net External Trips			Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	In	Out	Total
Medical Office	720	228,428	Sft	$T = 38.42(X) - 87.62$	50%	50%	4,345	4,344	8,689	4,345	4,344	8,689	4,344	4,344	8,689
TOTALS		-	Sft				4,345	4,344	8,689	4,345	4,344	8,689	4,344	4,344	8,689

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			Net External Trips			Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	In	Out	Total
Medical Office	720	228,428	Sft	$\ln(T) = 0.89\ln(X) + 1.31$	78%	22%	363	103	466	363	103	466	363	103	466
TOTALS		-	Sft				363	103	466	363	103	466	363	103	466

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			Net External Trips			Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	In	Out	Total
Medical Office	720	228,428	Sft	$T = 3.39(X) + 2.02$	28%	72%	217	559	776	217	559	776	217	559	776
TOTALS		-	Sft				217	559	776	217	559	776	217	559	776

Source: ITE 10th Edition Trip Generation Rates

Table 2 - Trip Generation - Proposed Future Land Use

Office	Land Use	ITE Code	Intensity	Units		Trip Generation Rate	Directional Split		Gross Trips		Net New Trips	
				SF	SF		50%	50%	3,248	3,247	3,248	3,247
	Medical Office	720	171,321		SF	$T = 38.42(X) - 87.62$			3,248	3,247	6,495	6,495
	TOTALS								3,248	3,247	6,495	6,495

Source: ITE 10th Edition Trip Generation Rates

Office	Land Use	ITE Code	Intensity	Units		Trip Generation Rate	Directional Split		Gross Trips		Net New Trips	
				SF	SF		78%	22%	282	79	361 <th>282</th> <th>79</th>	282
	Medical Office	720	171,321		SF	$\ln(T) = 0.89 \ln(X) + 1.31$			282	79	361	361
	TOTALS								282	79	361	361

Source: ITE 10th Edition Trip Generation Rates

Office	Land Use	ITE Code	Intensity	Units		Trip Generation Rate	Directional Split		Gross Trips		Net New Trips	
				SF	SF		28%	72%	163	420	583 <th>163</th> <th>420</th>	163
	Medical Office	720	171,321		SF	$T = 3.39(X) + 2.02$			163	420	583	583
	TOTALS								163	420	583	583

Source: ITE 10th Edition Trip Generation Rates