



CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Single Family Residential	Commercial	C-3
South	United States Postal Service (Post Office)	Post Office	C-3
East	Restaurant	Restaurant	C-3
West	La Cabana Mexican Groceries	Commercial	C-3

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	GC	C-3	1 Dwelling Unit	1.53	X
**Proposed	GC	C-3	10,000 S.F.	1.53	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	200 Total gallons per day (assuming 2 persons at household)
**Proposed Zoning/FLU	1,250 Total gallons per day
**Change in Demand	1,050 Total gallons per day

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	200 Total gallons per day
**Proposed Zoning/FLU	1000 Total gallons per day
**Change in Demand	800 Total gallons per day

C. Parks and Recreation (Residential Classifications Only): Not Applicable. Commercial Project (Du x 2.6 = persons + 44,227 = population /LOS)				
Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only): Not Applicable Commercial Project Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)		
	K-8	High
School Name		
City		
Distance		
Current Zoning/FLU	Enrollment	
**Proposed Zoning/FLU	Enrollment	
**Change in Demand		

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	
**Proposed Zoning/FLU	
*Change in Demand	

F. Stormwater:
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

Impact	Meet pre-post runoff and all City / DOT requirements
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III. Transportation Analysis: Complete ITE Trip Generation Form (Attached)

G. Transportation Analysis: Complete ITE Trip Generation Data Form		
Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	12	1
**Proposed Zoning/FLU	572*	50*
*Change in Demand	560 Trips	49 Trips
Impact to Capacity	*this for new store only. This project removes the existing family dollar store 4 blocks west of this location. The net increase in trips with the existing FAMILY DOLLAR REMOVED IS 178 AADT + 15 PM Peak Hr Trips.	

IV. Project Description

PHASING

Is this project (phase) part of a larger project? Yes No

If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.

Total Project: Residential Units: Single Family: Multifamily:

Non-residential (square footage):

Mixed-use (describe use):

(If this is a single phase project, name it Phase I – Total)

RESIDENTIAL DATA Not Applicable - Commercial Project						
Type	Phase	Number of Units	Acres	Expected beginning date	Expected completion date	
Single-family, detached						
Single-family, attached						
Multi-family						
Other (specify)						

NON-RESIDENTIAL DATA					
Type(s) specify	Phase	Square footage	Acres	Expecting beginning date	Expected completion date

- A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. [] Yes No
- B. 1. Does this application involve demolition or re-use of any structure(s)? Yes [] No
 If yes, what is the size of the structure(s) to be demolished or re-used? 714 s.f.
2. What is the current use of the structure to be demolished or re-used? Single Family Residential
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? Yes [] No
 If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

** Complete section if requesting a change in zoning, future land use, or expanding



September 12, 2014

**Reference: Family Dollar
Concurrence Review / Capacity Analysis
Estimation of Trip Credits
LBYD # 402-14-016**

Trip Credit Calculations and Estimations of Credit

In support of our application for Concurrence Review for the proposed Family Dollar located at approximately 1712 Orange Avenue (NEC of Orange Avenue and N. 18th Street), below is discussion of the estimation of trip credits as referenced in Part IV. B. 3 of the Capacity Analysis form.

The proposed Family Dollar Store between 17th and 18th Streets along Orange Avenue is for the relocation of the existing Family Dollar Store located at 2210 Orange Avenue. Once the new facility is constructed, Family Dollar will vacate the existing store. The proposed store is 10,000 s.f. and according to the St. Lucie County Property Appraiser the existing Family Dollar Store is 6,700 s.f. resulting in a net increase of 3,300 s.f. in new store size.

Using Trip Generation Rates from the ITE Trip Generation Report allows us to show the net increase in trips due to the increased square footage of the new store. Since both uses are the same (Free Standing Discount Store, ITE Land Use Code 815) comparisons of the facilities are fairly straight forward.

Existing Trips:

Single Family Residential onsite:	12 AADT	1 PM Peak Hour
Existing Family Dollar Store (6,700 s.f.):	384 AADT	34 PM Peak Hour
Totals:	396 AADT	35 PM Peak Hour

Proposed Trips:

Proposed Family Dollar Store (10,000 s.f.)	572 AADT	50 PM Peak Hour
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Net Increase: 176 AADT 15 PM Peak Hour Trips