

TRAFFIC IMPACT STATEMENT

FOR

DANIEL M. FOUNDATION

TO BE LOCATED AT 4488 & 4490 OKEECHOBEE ROAD

FORT PIERCE, FLORIDA

1. Introduction

The suites, 4488 & 4490 Okeechobee Road, Ft. Pierce, Florida are located at within the Orange Blossom Business Center, situated at the intersection of Hartman Road and Okeechobee Road in the City of Fort Pierce. The site was originally developed in 1984 as a mall and department store complex and since that time has been vacant commercial space. Full access to the site is provided via various driveway entrances on Okeechobee Road and the west side of Hartman Road. A conditional use application has been submitted to the City of Ft. Pierce to change the use to a specialized child care/ educational facility for the Daniel M. Foundation. This site will serve up to fifty (50) students, initially, with growth to seventy-five (75) students between ages of K through 8. This statement examines the impact of the change in use of use on the PM Peak Hour trips generated by the site.

2. Existing Conditions

The subject site is currently zoned for use as general commercial office. In the past to has been used exclusively as a retail store. However, in the recent years the space has been closed as the mall has been converted to a business center, and a portion of the building remains vacant.

The suites collectively represent a gross area of 5,000 sf.

3. Proposed Development

The Daniel M. Foundation is seeking to relocate its operation to 4488 & 4490 Okeechobee Road, Ft. Pierce, Florida, within the Orange Blossom Business Center. Upon approval, the proposed site will be altered and changed for use as an educational facility. This new facility will serve as an opportunity for the facility to expand and offer services to additional students.

Proposed alterations are limited to the addition of interior walls and minor kitchen upgrades. The anticipated maximum occupancy for this facility following completion of the alterations is 75 students plus faculty and staff. After alterations the gross floor area will remain at 5,000 sf. Access to the site will continue to be provided from entrances on Okeechobee Road and the west side of Hartman Road.

4. Trip Generation:

Trip generation was determined by referencing the Institute of Transportation Engineer's (ITE) report titled Common Trip Generation rates, PM Peak Hour, Trip Generation Manual, 7th Edition. Land use code 820 (Shopping Center) was used for trip generation for the existing/previous use and land use code 565 (Day Care Center) was utilized for the trip generation requirements of the proposed development and change of use. Table I outlines the anticipated weekday PM peak hour trip generation of the existing/previous use and the proposed childcare/educational use.

Table 1: Trip Generation Existing and Proposed

(Peak Hours)

	Land Use	Units	Unit of Measure	Trips per Unit	Trips Generated
Existing	820 (Shopping Center)	5,000 s.f.	1,000 s.f.	3.75	18.75
Proposed	565 (Day Care Center)	10	Employees	4.79	47.9
					29.15 additional PM Peak Hour Trips

Table 2: Trip Generation Existing and Proposed
(Daily)

	Land Use	Units	Unit of Measure	Trips per Unit	Trips Generated
Existing	820 (Shopping Center)	5,000 s.f.	1,000 s.f.	42.94	214.7
Proposed	565 (Day Care Center)	10	Employees	28.13	281.3
					66.6 additional trips

5. Conclusion

Overall the proposed change of use may result in an increase of 66.6 daily trips. Based on the proposed change of use, the PM Peak hour trip generation will increase by 29.15 trips.

There may be an offset, or reduction in trips, based collective deliveries via bus or other vehicle types, which would decrease frequency. Furthermore, the change in use will significantly reduce the quantity of weekend trips, based upon use and hours of operation. This site will remain associated with the overall Orange Blossom Business Center, however the size of the facility is very minor in comparison to the overall scale of the complex.